



**WHEELING PLAN COMMISSION  
THURSDAY, JANUARY 10, 2019 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION  
Board Room - 2 Community Boulevard, Wheeling, Illinois**

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**

\*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

**6. CONSENT ITEMS**

- A) [Docket No. SCBA 19-1](#)  
May's  
280 E. Dundee Road  
Appearance Approval of a Wall Sign

**7. ITEMS FOR REVIEW**

- A) [Docket No. 2018-31](#) (Continued from December 20, 2018 hearing)  
Kelly's Café  
30 W. Dundee Road  
Special Use-Site Plan Approval of a Sit-Down Restaurant
- B) [Docket No. 2019-2](#)  
Eggsperience  
419 W. Dundee Road  
Special Use Approval of a Sit-Down Restaurant
- C) [Docket No. 2019-3](#)  
Meat & Potato Eatery  
403 W. Dundee Road  
Special Use Approval of a Sit-Down Restaurant

**8. APPROVAL OF MINUTES** – [December 20, 2018](#) (including Findings for Docket Nos. 2018-30, 2018-29, and 2018-31)

**9. OTHER BUSINESS**

**10. ADJOURNMENT**

THIS MEETING WILL STREAM LIVE AND TELEVISED ON WHEELING'S CABLE CHANNELS 17 & 99.  
IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN  
LANGUAGE INTERPRETER, PLEASE CALL (847) 499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING

**Public Hearing Information**  
**Wheeling Plan Commission Meeting**  
**January 10, 2019**  
**(Attachment to Agenda)**

**2018-31** Kellys Cafe, LLC, lessee, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 30 W. Dundee Road, which is zoned B-3 General Commercial and Office District.

**2019-2** Eggspexperience, lessee, seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 419 W. Dundee Road, which is zoned MXC Commercial-Residential Mixed Use District.

**2019-3** Meat & Potato Eatery, lessee, seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 403 W. Dundee Road, which is zoned MXC Commercial-Residential Mixed Use District.

**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Brooke A. Casolari, Senior Planner

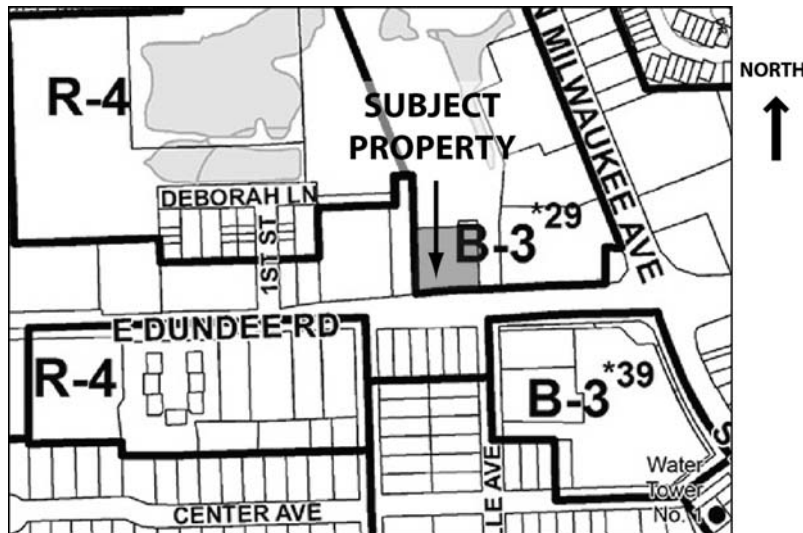
**RE:** **Docket No. SCBA 19-1**  
**May's**  
**280 E. Dundee Road**  
**Appearance Approval of a Wall Sign**

**DATE OF REPORT:** January 3, 2019

**DATE OF MEETING:** January 10, 2019

**PROJECT OVERVIEW:** The petitioner is requesting appearance approval of a wall sign for a new gaming café at the retail strip center of One Milwaukee Place.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Corporate Sign Systems
<b><u>Property Owner Name:</u></b>	RRK-US LP
<b><u>Common Location:</u></b>	Located on the north side of Dundee Road, west of Wille Avenue and east of Wheeling Avenue
<b><u>Existing Use of Property:</u></b>	Sit-Down Restaurant
<b><u>Existing Property Zoning:</u></b>	B-3 General Commercial and Office District
<b><u>Previous Zoning Action for Unit:</u></b>	
2018-9	Ord. No. 5189, passed June 4, 2018, granted special use approval for a sit-down restaurant

### **DESCRIPTION OF PROPOSAL**

The petitioner is requesting appearance approval to install a wall sign for a new gaming café.

### **SIGN REVIEW**

**Sign Location:** The proposed business identification sign will be located on the front façade, facing south to Dundee Road.

**Sign Type, Material and Size:** The proposed sign is a total of 27.78 sq. ft. in size. The store has a 28 foot linear frontage. The sign, which displays the business name, is comprised of exposed LED channel letters. The sign is raceway mounted to the building façade. The sign has stylized letters with black trims and returns and blue LED lights. An example of the daylight and nighttime appearance of the sign is provided. The proposed sign meets the size requirements of the Sign Code.

### **STAFF REVIEW**

**Impact on adjacent uses:** No impact on adjacent uses is expected.

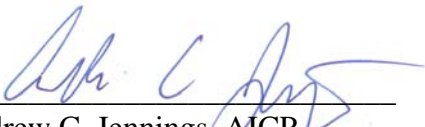
**Staff Recommended Action:** Staff recommends approval of the wall sign, subject to the condition that the façade be repaired, power-washed and painted prior to sign installation.


### **PROPOSED MOTION**

If the Plan Commission approves of the requested wall sign, an appropriate motion would be to:

**Approve Docket No. SCBA 19-1** to grant appearance approval for the wall sign in accordance with the sign plan submitted December 14, 2018 by Corporate Sign Systems, on behalf of May's, located at 280 E. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to sign installation, the façade shall be repaired, power-washed and painted.

  
\_\_\_\_\_  
Andrew C. Jennings, AICP  
Director of Community Development

  
\_\_\_\_\_  
Brooke A. Casolari  
Senior Planner

**Attachments:**

[Photo of existing conditions \(staff\)](#)

[Wall sign plan](#)

[Photographs of examples of exposed LED channel letter signs](#)



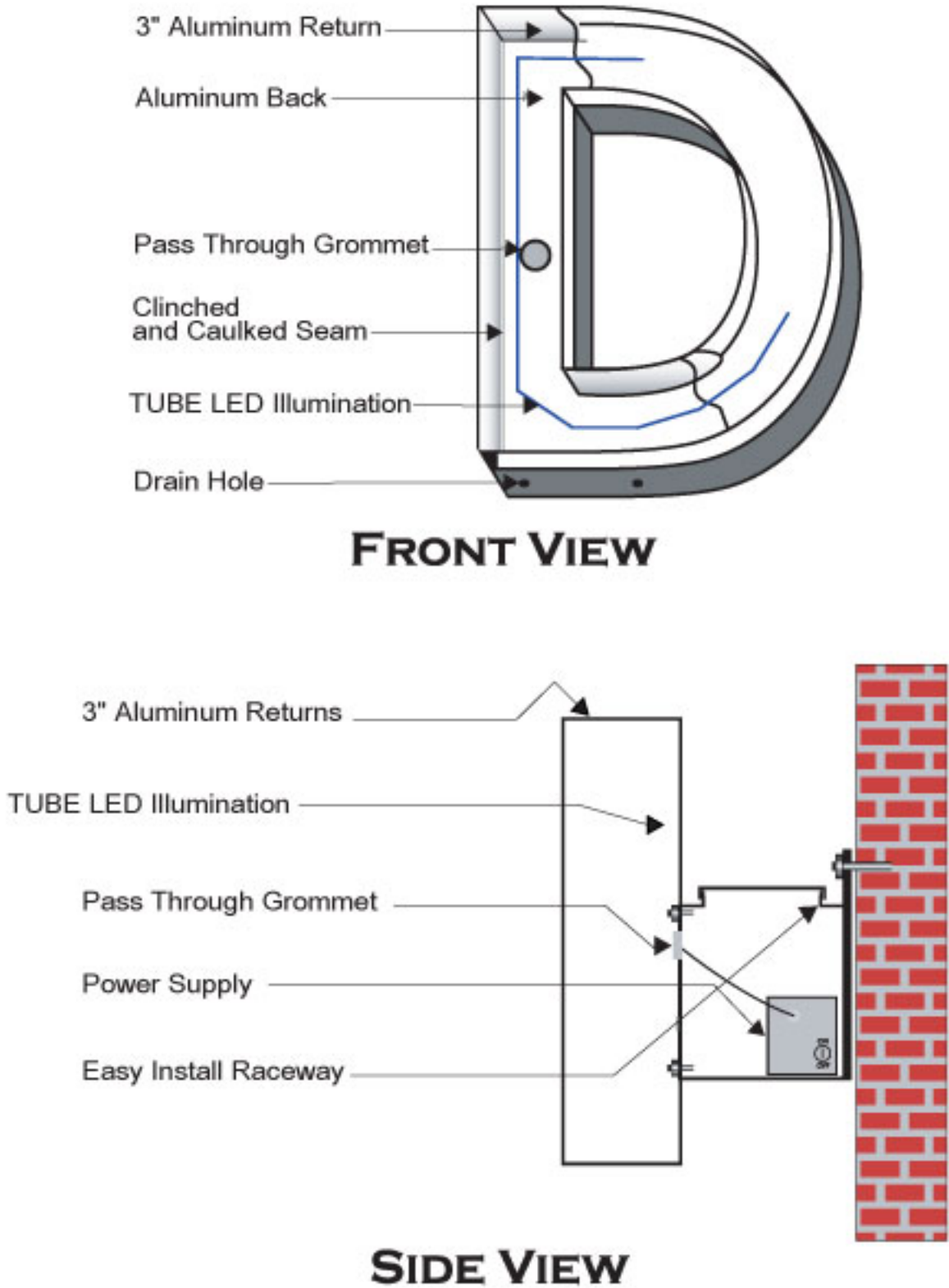
**May's – 280 E. Dundee Road**  
**Docket No. SCBA 19-1 (Appearance Approval of a Wall Sign)**



Existing conditions of storefront – looking north




# Front Lit Channel Letters (Raceway)



May's



 Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 647.882.6100 1-847-882-6106	<b>CLIENT:</b> <b>MAYS</b> 280 E. Dundee Rd. Wheeling IL	Start Date: Last Revision: Job#: Drawing#: Page:	<div>Client Approval</div>	Sales Rep: <b>EO</b>
				Designer:











**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Steve Robles, Assistant Director of Community Development

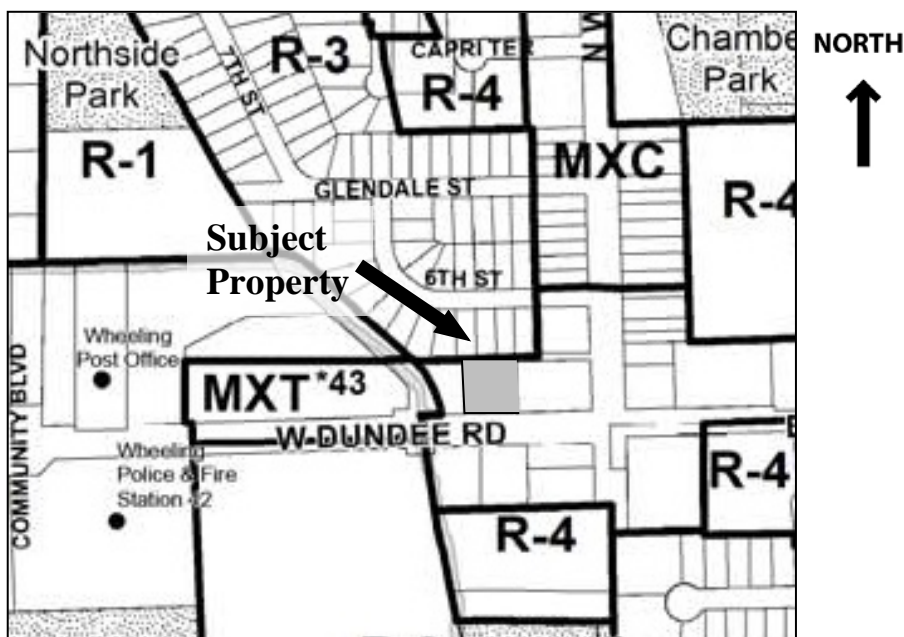
**RE:** **Docket No. 2018-31**  
**Kelly's Café**  
**30 W. Dundee Road**  
**Special Use-Site Plan Approval of a Sit-Down Restaurant**

**DATE OF REPORT:** January 2, 2019

**DATE OF MEETING:** January 10, 2019

**PROJECT OVERVIEW:** The petitioner requests special use-site plan approval for a sit-down restaurant to establish a new restaurant in vacant commercial space at 30 W. Dundee Road. The hearing was continued from December 20<sup>th</sup> to January 10<sup>th</sup> to allow the petitioner the opportunity to clarify the plans and operations.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Robert Stambolic, Kellys Café LLC
<b><u>Property Owner Name:</u></b>	Demetrios Eliadia
<b><u>Common Location:</u></b>	Located in Wolf Plaza.
<b><u>Neighboring Property Land Use(s):</u></b>	North: Single-Family Residential West: Commercial

	South: Commercial East: Commercial
<b><u>Comprehensive Plan Designation:</u></b>	Commercial
<b><u>Property size:</u></b>	24,280 sq. ft. (entire zoning lot) 9,600 sq. ft. (building) 1,000 sq. ft. (unit)
<b><u>Existing Use of Property:</u></b>	Commercial
<b><u>Proposed Use of Unit:</u></b>	Sit-down restaurant
<b><u>Existing Property Zoning:</u></b>	B-3, General Commercial & Office District
<b><u>Previous Relevant Zoning Action on Property:</u></b>	
2004-12	Ordinance No. 3863, passed 4/26/2014, granted special use site-plan approval for a carry-out restaurant (48 W. Dundee Rd).
2004-13	Ordinance No. 3864, passed 4/26/2014, granted parking variation to reduce parking (26-48 W. Dundee Rd).

### **DESCRIPTION OF PROPOSAL**

The applicant, Kelly's Café, is seeking to operate a café for adults offering light meals and gaming within the Wolf Plaza. The applicant is requesting Special Use-Site Plan Approval for a sit-down restaurant.

The proposed floor plan provides seating for 5 at gaming terminals and 5 counter service seats, totaling 10 seats.

According to the project description, there will be two managers, one for each day and night shift, and two total employees, for a total of two employees at any one time. The proposed hours of operation are defined as 8 AM to 2 AM, seven days a week. As described, the restaurant would be open in the morning offering coffee, different varieties of breakfast sandwiches, and gaming machines.

No exterior changes are proposed to the building façade or site.

### **SUMMARY OF DECEMBER 20<sup>TH</sup> PLAN COMMISSION REVIEW**

On December 20<sup>th</sup> the Plan Commission reviewed the proposal and continued the hearing so that the petitioner could revise and clarify plans. The following is a list of suggestions from the Plan Commission with staff updates provided in bold:

1. Renderings of interior space layout/floorplan shall be updated to match the proposed floorplan. **At the time of agenda publication, the updated interior renderings were not available as the applicant was still working on their completion.**
2. Revise the floorplan to relocate the gaming area away from the front of the unit and to locate the seating and food/drink service to be located within the front of the unit. **A revised floor plan has been submitted and attached to this report which depicts the gaming area**

relocated to the central portion of the tenant space and the seating and bar area located to the front of the unit.

### **SITE PLAN REVIEW**

**Site plan:** No changes are proposed to the existing site.

**Floor plan:** The floor plan indicates seating for a total of 10 customers (5 counter service chairs and 5 gaming stations). The dining area and bar are located within the same counter service area, with the gaming area located at the front of the space.

**Total Number of Parking Spaces:** Based on staff records, there are 40 existing parking spaces for all tenants in the Wolf Plaza (26-48 W. Dundee Rd), and a parking variation for 11 spaces. Based on the proposed floor plan of 10 seats (including gaming terminals) and 2 employees, 6 parking stalls are required. Since there are 7 parking stalls allocated for this unit, there is sufficient parking for this request.

**Trash enclosure:** There are existing common trash containers available for the proposed restaurant located at the rear of the building (north) within existing parking area/alley. However, none of the containers are located within dedicated enclosures.

**Lighting:** No changes are proposed to the existing lighting on the site.

### **STANDARDS FOR SPECIAL USE**

Following are standards for special use with the petitioner's responses. (**Staff comments are in bold.**)

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

*"The special use permit is necessary in order to create an upscale luxury cafe with gaming, which requires a pouring license to sell beer and wine. Residents will benefit by coming in anytime and enjoying free internet, a variety of food items, different types of coffee, video gaming and televised sporting events, movies, etc."*

**The applicant proposes to convert an existing vacant commercial tenant space into a sit-down restaurant/gaming café, offering light meals and gaming opportunities.**

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

*"Kelly's Café will benefit people and businesses alike within the shopping plaza. Anyone can come in the morning and get coffee to start their day, have different varieties of breakfast sandwiches, and to win on the slot machines. Our business concept is new to the plaza so all the other businesses will benefit from the clientele that we attract."*

**No changes will occur to the site based on the proposed commercial use for a sit-down restaurant; there are existing restaurants and commercial uses within the center.**

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

*“Kelly’s Café will not adversely affect any of the nearby businesses. There will not be smoking allowed in our cafe. We also don’t anticipate that access to other properties, or the overall climate of the neighborhood, will be adversely effected by our presence.”*

**The proposed café will be located within an existing commercial tenant space of the shopping center and will not require any exterior changes to the building.**

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

*“No negative impact on the existing land use is foreseeable”.*

**No exterior modifications are proposed.**

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

*Parking is safe and designed for the convenience of entering and exiting our establishment, even at peak hours. There are plenty of parking spaces available during all business hours. Visitors will have access to the properties parking spaces off of Wheeling Rd. The special use will not cause congestion or parking issues.”*

**The current parking for allocated for the unit is sufficient, which is accessed from W. Dundee Road. No changes will occur to the existing parking lot and access to/from the site.**

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)



*"The upscale concept of Kelly's Café will be much more successful and profitable with a gaming license. A gaming license requires the special use pouring license variance we seek."*

**The proposed special use will comply with all other zoning requirements.**

### **STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the plans and there are no conditions of approval at this time. The change in use group for occupancy will trigger a requirement to upgrade the tenant space, including installation of an automatic fire sprinkler system, which the petitioner has been advised of these requirements to be confirmed at time of building permit review.

**Engineering Division Review:** The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

**Health Division Review:** The Health Officer has reviewed the plans and has indicated there are no comments at this time.

**Impact on Adjacent Uses:** No significant impact is anticipated on adjacent uses.

**Staff Recommended Action:** Staff recommends approval of the special use for a sit-down restaurant.

### **PROPOSED MOTIONS**


If the Plan Commission approves of the requested special use for a restaurant, the appropriate motion would be to:

**Recommend approval of Docket No. 2018-31**, to grant Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Sit-Down Restaurant in accordance with the following exhibits by Kelly's Café, to be located at 30 W. Dundee Road, Wheeling Illinois:

- Cover letter, dated October 18, 2018; and
- Revised Floor plan, received January 4, 2019.

And with the following condition of approval:

1. *Any additional conditions as determined at the hearing...*



Andrew C. Jennings, AICP  
Director of Community Development



Steve Robles, AICP  
Assistant Director of Community Development

**Attachments:**      [Photo of existing conditions \(staff\)](#)  
                              [Cover Letter, dated 10/18/2018](#)

[Previous Floor Plan, received 12/3/2018](#)

[Revised Floor plan, received 1/4/2019](#)

[Plat of Survey, received 10/8/2018](#)



Existing conditions of subject unit (looking north)



# KELLY'S CAFE

30 W Dundee Rd, Wheeling IL 60090 | Kellyscafe LLC@gmail.com

October 18, 2018

Village of Wheeling  
2 Community Blvd  
Wheeling IL, 60090

Dear Village of Wheeling:

Kelly's Café will be a unique business offering a variety of refreshments and light meals for customers to enjoy while playing the most modern slot machines in Illinois. Refreshments such as freshly brewed coffee and complimentary sodas, including Coke, Sprite, Dr. Pepper and bottled water will be available. Customers will also be able to enjoy an assortment of sandwiches with options varying from breakfast choices to lunch and dinner, as well as, a delicious dessert menu for those who want a quick treat such as cookies, pastries and other sweet delicacies. For adults looking for a place to unwind, we sell alcoholic beverages with a variety of wine, beer, and top-shelf liquors.

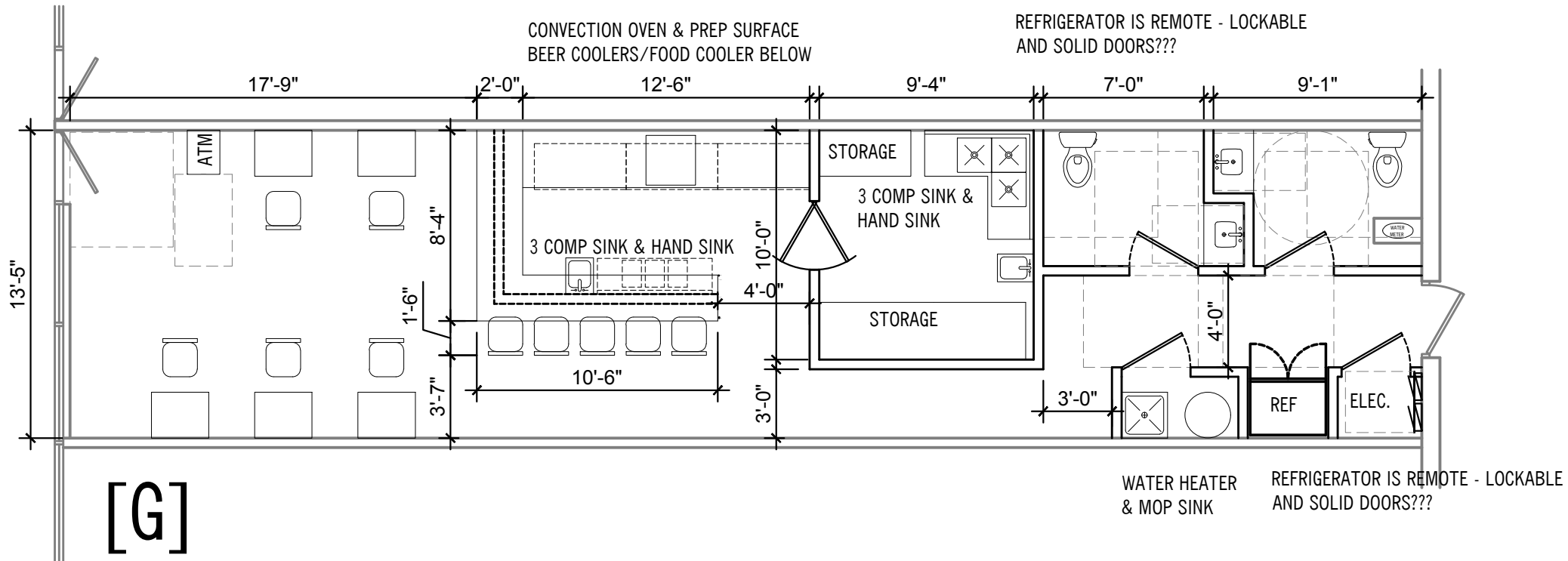
What makes Kelly's Café different than other establishments is the attention to detail offering a luxurious surrounding that provides a comfortable environment, with free WIFI and delicious light plates that help the customer feel relaxed to socialize as they please. We pride ourselves on providing a clean, safe environment for all our customers and employees.

Kelly's cafe will hire four employees, including two managers (day and night) and two employees. Hours of operation will be 8am-2am, 7 days a week.

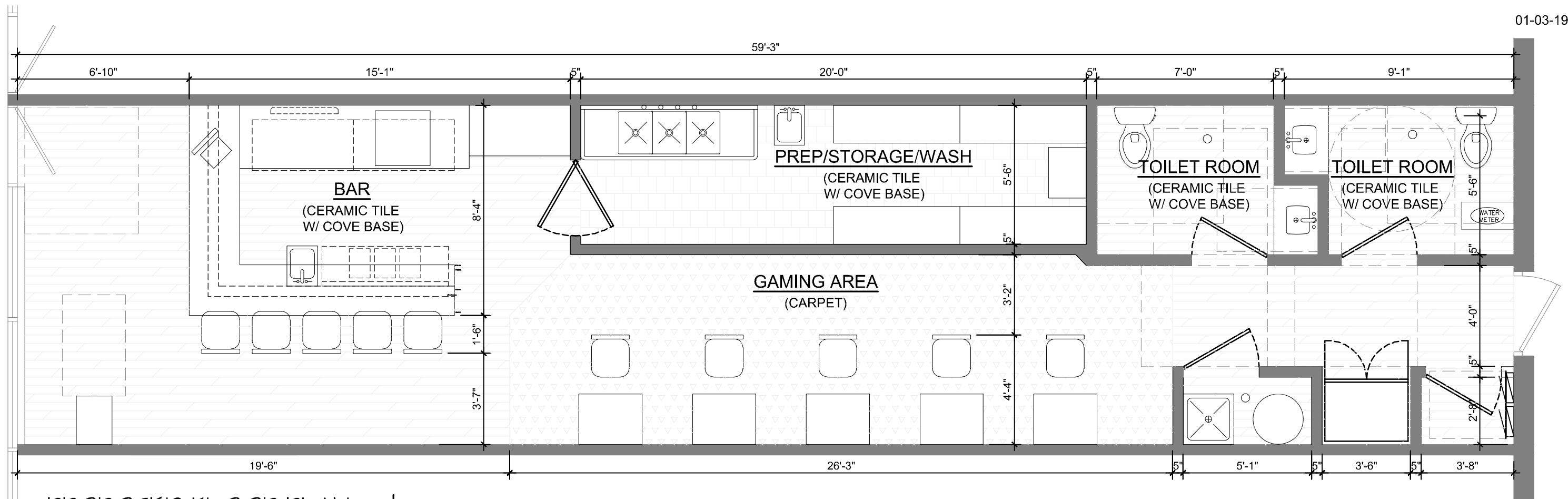
Stop in any time of the week to check out Kelly's Café and play on Illinois' newest gaming machines to win big, have a drink, enjoy some delicious sandwiches. Spend your time with us and we'll make sure you're treated right!

Sincerely,

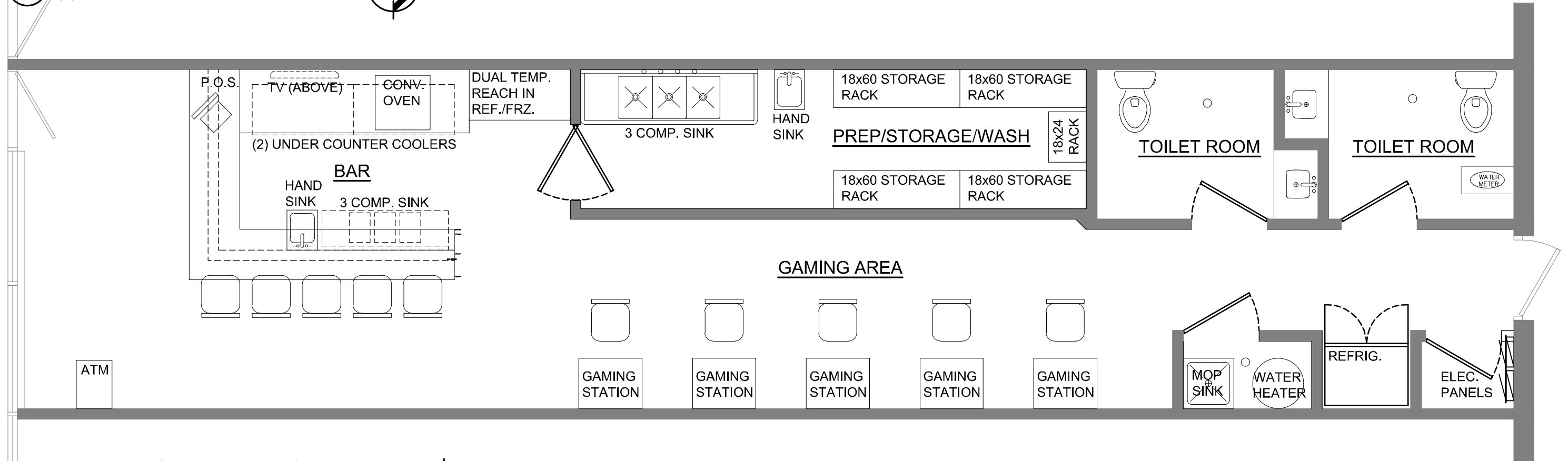
**KELLY'S CAFE**



Received 12/3/2018



**PROPOSED FLOOR PLAN**  
1/4" = 1'-0"



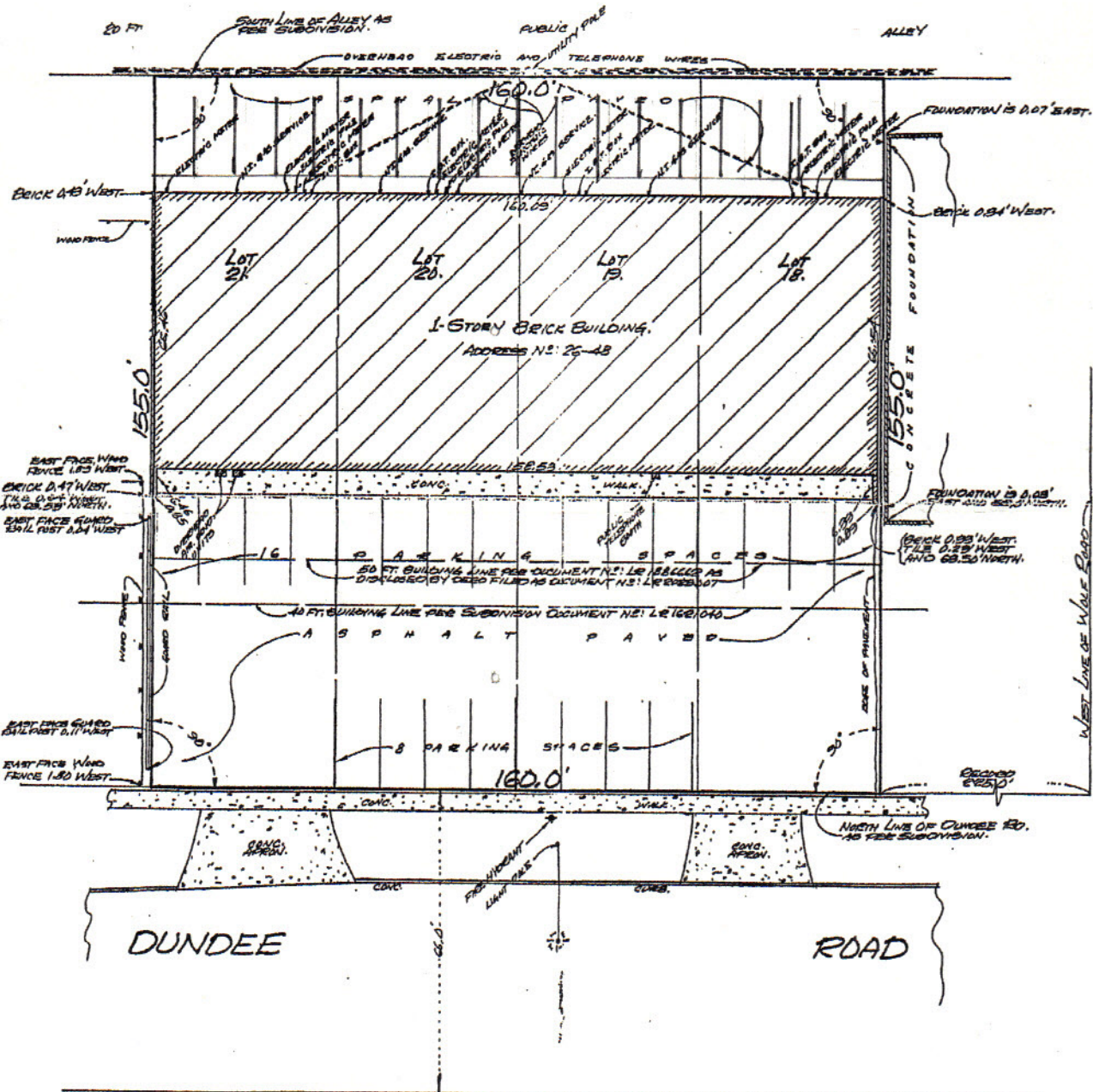
**PROPOSED EQUIPMENT PLAN**  
1/4" = 1'-0"

Received 1/4/2019

KELLY'S CAFE  
30 W. DUNDEE RD.  
WHEELING, IL 6009C



AREA IN SURVEY  
24,800. ± SQ. FT.  
0.569 ACS.



STATE OF ILLINOIS)  
COUNTY OF COOK )

JENS K. DOE SURVEY SERVICE INC. DO HEREBY CERTIFY TO CHICAGO TITLE INSURANCE CO., AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 20, 1989 AND KNOWN AS TRUST NUMBER 10768-08 THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH AMERICAN LAND TITLE ASSOCIATION (A.L.T.A.) SURVEY STANDARDS ALSO THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEYS AND TO THE LAWS OF THE STATE OF ILLINOIS AND THE ILLINOIS LAND SURVEY STANDARDS, JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION AND THE SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1968, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

DATED THE 20<sup>TH</sup> DAY OF FEBRUARY, 1989

BY: *[Signature]*  
ILLINOIS REGISTERED LAND SURVEYOR NO. 1575

FRACTIONAL INCH EQUIVALENTS  
OF HUNDRETHS OF A FOOT

1/16"	1/32"	3/64"	1/8"	5/64"	3/16"	7/64"	1/4"
1/8"	3/16"	1/4"	5/16"	3/8"	7/16"	1/2"	9/16"
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1 1/16"	1 1/8"	1 1/4"	1 3/8"	1 1/2"	1 5/8"	1 3/4"	1 7/8"
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26 7/8"	27"	27 1/8"	27 1/4"	27 3/8"	27 1/2"	27 5/8"	27 3/4"
27 7/8"	28"	28 1/8"	28 1/4"	28 3/8"	28 1/2"	28 5/8"	28 3/4"
28 7/8"	29"	29 1/8"	29 1/4"	29 3/8"	29 1/2"	29 5/8"	29 3/4"
29 7/8"	30"	30 1/8"	30 1/4"	30 3/8"	30 1/2"	30 5/8"	30 3/4"

**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Steve Robles, Assistant Director of Community Development

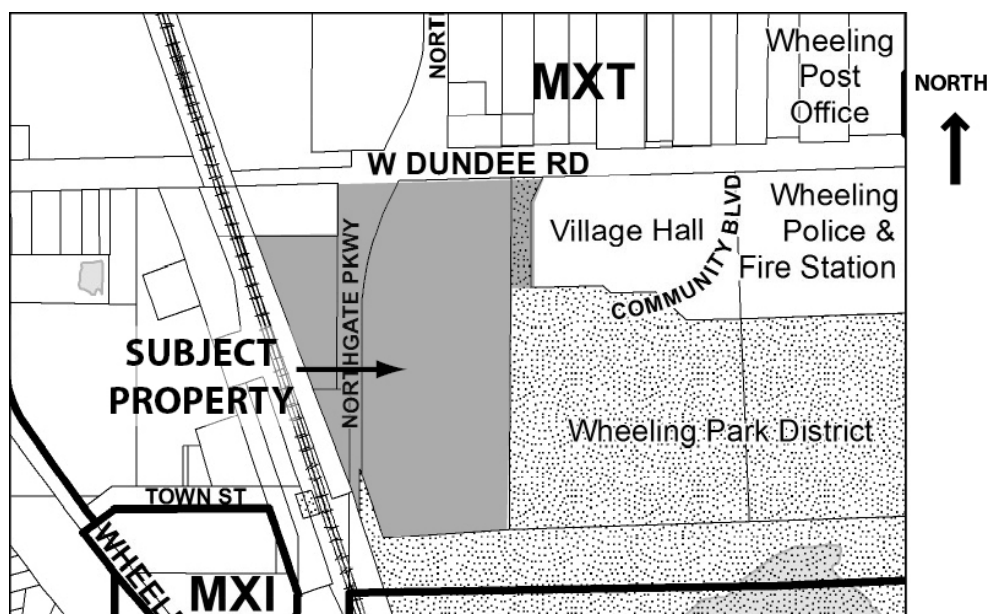
**RE:** **Docket No. 2019-2**  
**Eggsperience**  
**419 W. Dundee Road**  
**Special Use Approval of a Sit-Down Restaurant**

**DATE OF REPORT:** January 2, 2019

**DATE OF MEETING:** January 10, 2019

**PROJECT OVERVIEW:** The petitioner requests special use approval for a sit-down restaurant to establish a new restaurant in vacant commercial space at 419 W. Dundee Road within the Wheeling Town Center.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Brad Friedman, The Lynmark Group
<b><u>Property Owner Name:</u></b>	WTC LLC
<b><u>Common Location:</u></b>	Building F, Wheeling Town Center
<b><u>Neighboring Property Land Use(s):</u></b>	North: Commercial West: Commercial



	South: Commercial East: Commercial
<b><u>Comprehensive Plan Designation:</u></b>	Transit-oriented mixed use
<b><u>Property size:</u></b>	13,026 sq. ft. (building) 4,000 sq. ft. (unit)
<b><u>Existing Use of Property:</u></b>	Vacant – Under construction
<b><u>Proposed Use of Unit:</u></b>	Sit-down restaurant
<b><u>Existing Property Zoning:</u></b>	MXT – Transit-Oriented Mixed Use District
<b><u>Previous Relevant Zoning Action on Property:</u></b>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
PC 18-10	Appearance Approval of Building F, approved May 24, 2018

### **DESCRIPTION OF PROPOSAL**

The petitioner is proposing a sit-down restaurant for the northern unit of Building F, which is identified on the approved Town Center Site Plan. The building is located to the south of the existing Burger King restaurant, and north of the CMX Theater. The full-service restaurant offers breakfast and lunch menu items and will operate 6AM to 3PM daily. It is estimated that the restaurant will have 25 employees during the peak shifts of Saturday and Sunday.

### **SITE PLAN REVIEW**

**Site plan:** No changes are proposed to the existing site.

**Floor plan:** The floor plan indicates seating for a total seating capacity for 160 customers within the indoor dining area. No outdoor seating areas are identified on the floor plan.

**Total Number of Parking Spaces:** The updated parking study dated November 9, 2017 provided during the combination of Buildings F and G assumed the following:

<b>Parking Study Assumed Parking (11/9/2017)</b>			
<b>Unit Size</b>	<b>Seats</b>	<b>Employees</b>	<b>Required Parking</b>
5,000 sq. ft.	200	15	82

As proposed, the sit-down restaurant includes the following number of seats and corresponding required parking:

<b>Required Parking Per Floorplan</b>			
<b>Unit Size</b>	<b>Seats</b>	<b>Employees</b>	<b>Required Parking</b>
4,000 sq. ft.	160	25	79

Based on the above, the proposed sit-down restaurant will require 3 less parking spaces than originally anticipated, which the surrounding parking of the Town Center is adequate for the proposed use.

**Trash enclosure:** A common indoor trash enclosure room is provided for the proposed restaurant and the remainder of the Building F tenants, which is located at the rear (west) portion of the building.

**Lighting:** No changes are proposed to the exterior lighting on the site.

### **STANDARDS FOR SPECIAL USE**

Following are standards for special use with the petitioner's responses. **(Any staff comments are noted in bold.)**

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

*“Eggsperience will occupy 4,000 Sq Ft at the north end of Building F within the Wheeling Town Center. The full-service restaurant will satisfy the need for a breakfast and lunch dinner concept at the Town Center, and will provide a synergistic compliment to the other eating establishments within the overall development.”*

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

*“The vision of the Town Center has always been to provide the community with a central gathering place that would be surrounded by retail, restaurants, and entertainment. Eggsperience fits this characteristic, and will provide the entire community and nearby workers with a cheery, sunny option for breakfast and lunch. It will also service Metra commuters and nearby apartment dwellers with a convenient place to meet in the morning and grab breakfast.”*

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

*“Building F, where Eggsperience will be located, has already received approvals from the Plan Commission and the Board for the overall building appearance, building elevations, materials, landscaping, retail pad site plan, and overall site plan approval based on its functionality with the comprehensive Town Center project. We are only seeking approval for the tenant use and the interior floor plan.”*

**The proposed restaurant will occupy a tenant space with Building F, which has previously received site plan and appearance approval as part of the Wheeling Town Center Final**

**PUD. There are no site plan or structure changes associated with this request, which will allow the remainder of the Town Center to develop as approved.**

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

*"The building, and its surrounding attributes, have already been approved. There are no adverse conditions that would prevent additional development within the Town Center or the neighboring properties."*

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

*"Parking for this particular use is not a concern based on their hours of operation. According to the parking study, there is ample availability of parking on a daily basis during the hours of operation (6am - 3pm daily) Eggsperience is the ideal tenant to help draw additional day-time traffic to the site."*

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

*"The proposed use meets all zoning code regulations."*

### **STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the plans and there are no conditions of approval at this time. As this is the first tenant of the unit space, the space will require modifications to the fire sprinkler and alarm systems, which the petitioner has been advised of these requirements to be confirmed at time of building permit review.

**Engineering Division Review:** The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

**Health Division Review:** The Health Officer has reviewed the plans and has indicated that the standard dry storage and exterior grease basin requirements will need to be confirmed at time of building permit review.

**Impact on Adjacent Uses:** No significant impact is anticipated on adjacent uses.

**Staff Recommended Action:** Staff recommends approval of the special use for a sit-down restaurant.

**PROPOSED MOTIONS**

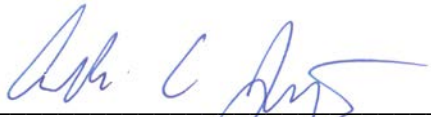
If the Plan Commission approves of the requested special use for a restaurant, the appropriate motion would be to:

**Recommend approval of Docket No. 2019-2**, to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 419 W. Dundee Road (Building F), Wheeling Illinois:

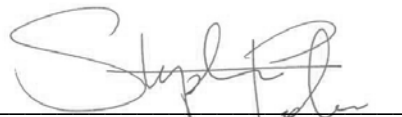
- Cover letter, and
- Floor plan.

And with the following condition of approval:

1. *Any additional conditions as determined at the hearing...*



Andrew C. Jennings, AICP  
Director of Community Development



Steve Robles, AICP  
Assistant Director of Community Development

**Attachments:**      [Cover Letter, received 12/11/2018](#)

[Site Plan, received 12/11/2018](#)

[Floor plan, received 12/11/2018](#)

## **Request for Special Use Permit for Eggsperience**

The Wheeling Town Center obtained Final PUD approval in October 2016. The project included over 16 acres of land that would be developed into a mixed-use TOD with a 300 unit luxury apartment building, a 40,000 SF CMX movie theater and lounge, and 60,000 SF of other retail and restaurants. We have secured leases from City Works Eatery and Pour House, Starbucks, Inland Bank, Mia's Cantina, 312 Nail & Spa, The Learning Experience, Meat & Potatoes, and Eggsperience.

Eggsperience signed a lease to occupy 4,000 Sq Ft at the northern end of Building F.

Building F has already received approval from the Plan Commission and the Board. The Lot has been deeded to the developer, foundations have been poured, and the building is currently under construction.

### **About Eggsperience**

Eggsperience Breakfast & Lunch is a sunny family restaurant serving breakfast and lunch daily. Eggsperience is a well-known proven chain with 6 existing locations in the Chicagoland area. Locations are independently run, but share the same menu. They offer 11 varieties of pancake breakfasts, six versions of Eggs Benedict, waffles, crepes, frittatas and Mexican breakfast dishes.

Eggsperience's signature orange and yellow walls and looks-good-enough-to-eat art create a sunny spot for residents of Wheeling and surrounding neighboring communities.

The restaurant, which will be open until 3 p.m. daily, also serves lunch, mainly salads and sandwiches. Options range from a Cajun chicken and avocado wrap to a bacon lover's cheeseburger topped with three thick slices of bacon.

For breakfast, Greek yogurt or berry oatmeal serve as healthy options leading off a menu loaded with decadence. Red velvet pancakes are topped with cheesecake spread and drizzled with Ghirardelli chocolate sauce. A sweet potato waffle is made with lightly battered chicken strips and a savory gravy with a hint of maple syrup.

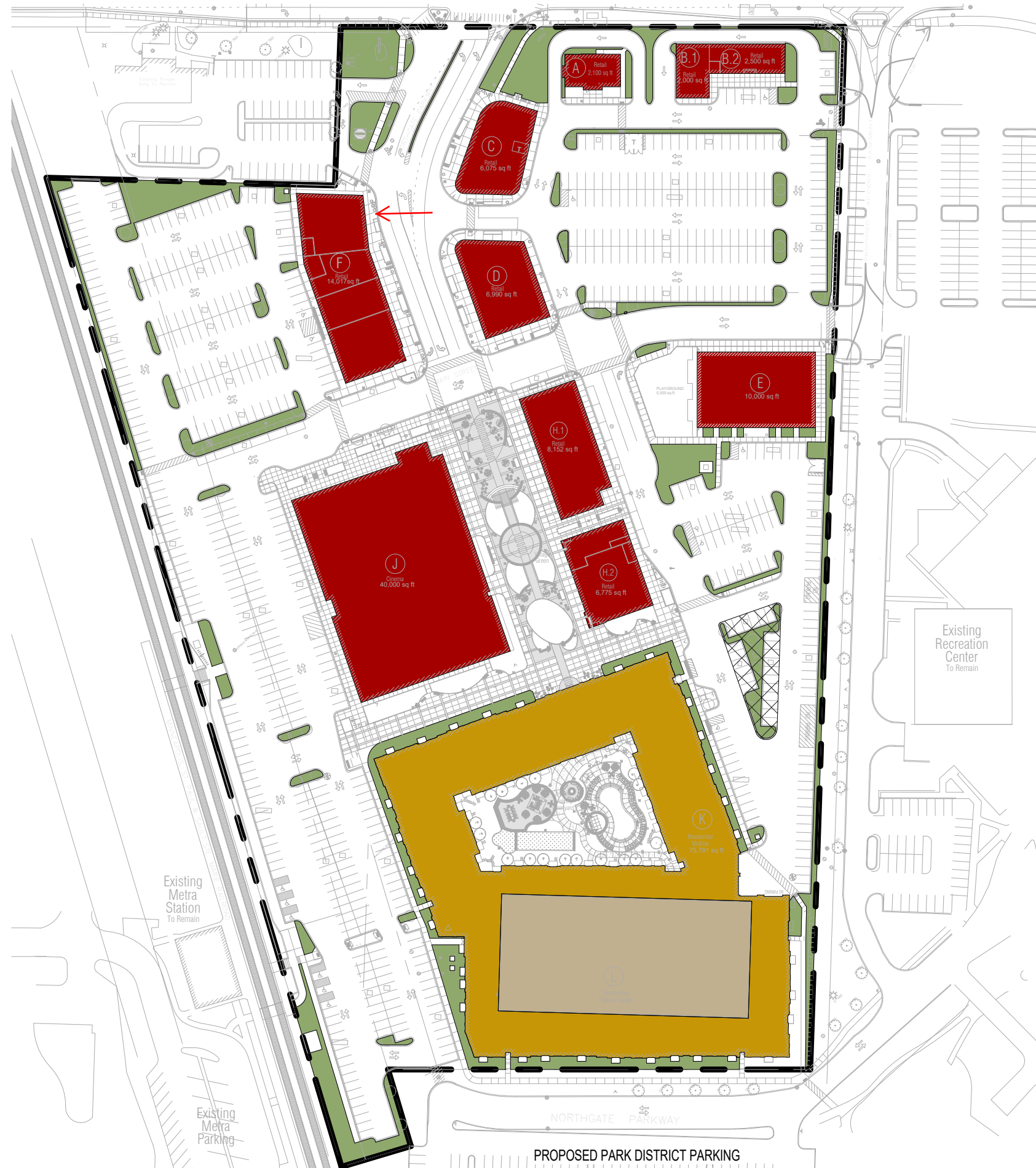
Those lacking a sweet tooth can check out breakfast tacos or a farm stand frittata made with spinach, mushrooms and diced bacon. Eggs Benedict is made with a choice of diced ham, sausage and bacon; corned beef hash; chorizo or the traditional Canadian bacon.

Anticipated Hours of Operation: 6am – 3pm daily

Estimated Number of Employees: 25 in total

Monday – Friday: 10 employees per day

Saturday & Sunday: 20 employees per day





Consultant

**WHEELING TOWN  
CENTER  
BUILDING F**

Client/Owner/Project Address  
WTC, LLC  
4 EXECUTIVE BLVD.  
SUITE 400  
SUFFERN, NY 10901

Issue Drawing Log

2	10.12.18	ISSUE FOR CONSTRUCTION
1	08.08.18	PERMIT REVISIONS
0	07.09.18	PERMIT ISSUE

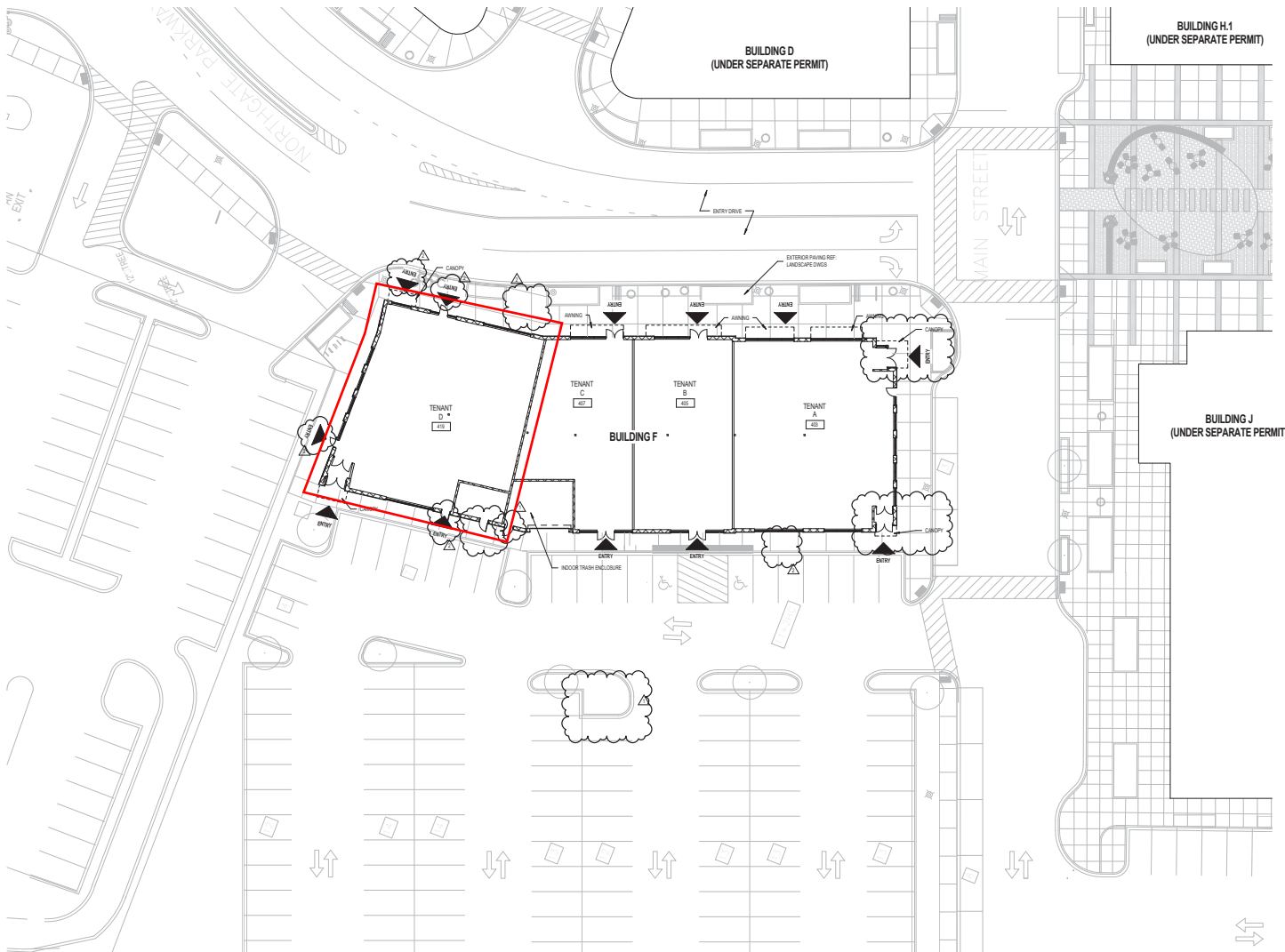
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Sheet Identification  
**ARCHITECTURAL  
SITE PLAN**

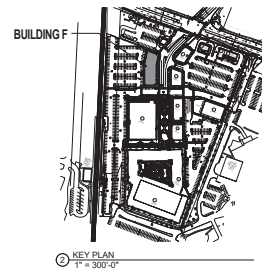
**AS-101**

- GENERAL NOTES**
1. BUILDING ELEVATION (SEE CIVIL DRAWINGS) 0467
  2. REFER TO SHEET 0467 FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, AND ABBREVIATIONS
  3. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE 5-600 SERIES SHEETS



\*NOTE: REFER TO CIVIL FOR SITE ACCESSIBLE ROUTE AND HARDSCAPE FOR SIDEWALK GRADING

ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



KEY PLAN  
1" = 300'-0"

TRUE PLAN  
NORTH NORTH

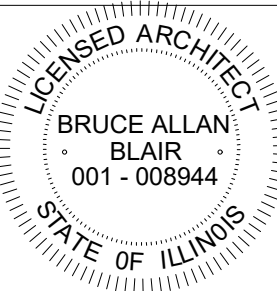
**Received 12/11/2018**

MECHANICAL PLANS FOR EGGSPERIENCE  
RESTAURANT

DRAWN : N. M.

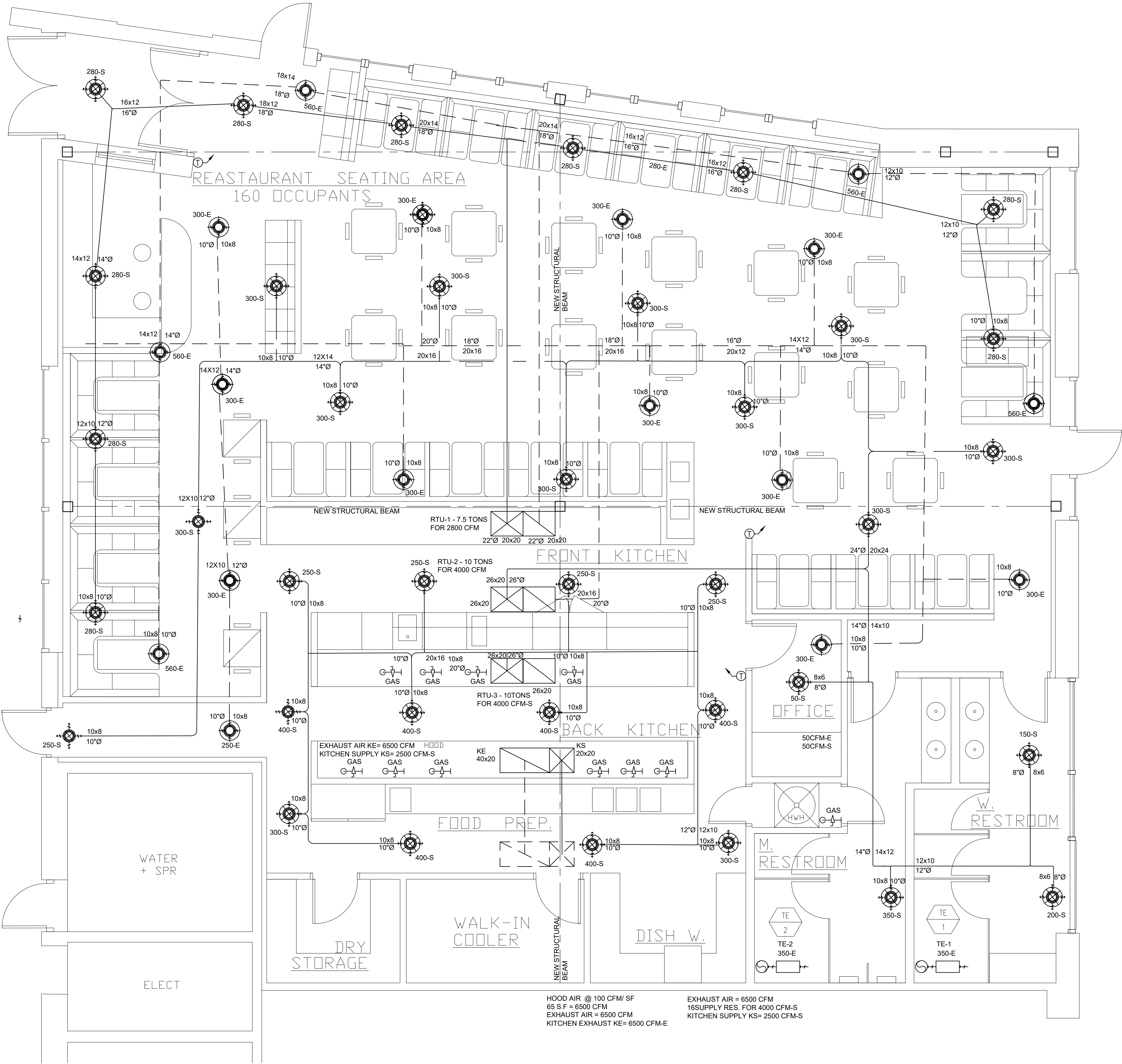
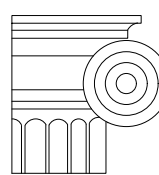
APPROVED: B.A.B.

DATE : 11-26- 2018.



MY HOME

ARCHITECTS & ENGINEERS  
2552 W. IRVING PARK RD.  
CHICAGO, IL 60618  
Lic# 184005545



HOOD AIR @ 100 CFM/ SF  
65 S.F. = 6500 CFM  
EXHAUST AIR = 6500 CFM  
KITCHEN EXHAUST KE= 6500 CFM-E

EXHAUST AIR = 6500 CFM  
16 SUPPLY RES. FOR 4000 CFM-S  
KITCHEN SUPPLY KS= 2500 CFM-S



1st FLOOR MECHANICAL VENTILATION PLAN

SCALE: 1/4" = 1'-0"



Received 12/11/2018

MECH.  
PLAN

M-1



**REQUEST FOR PLAN COMMISSION ACTION**  
**STAFF PROJECT REVIEW**

**TO:** Chairperson Ruffatto and Members of the  
Wheeling Plan Commission

**FROM:** Andrew C. Jennings, Director of Community Development  
Steve Robles, Assistant Director of Community Development

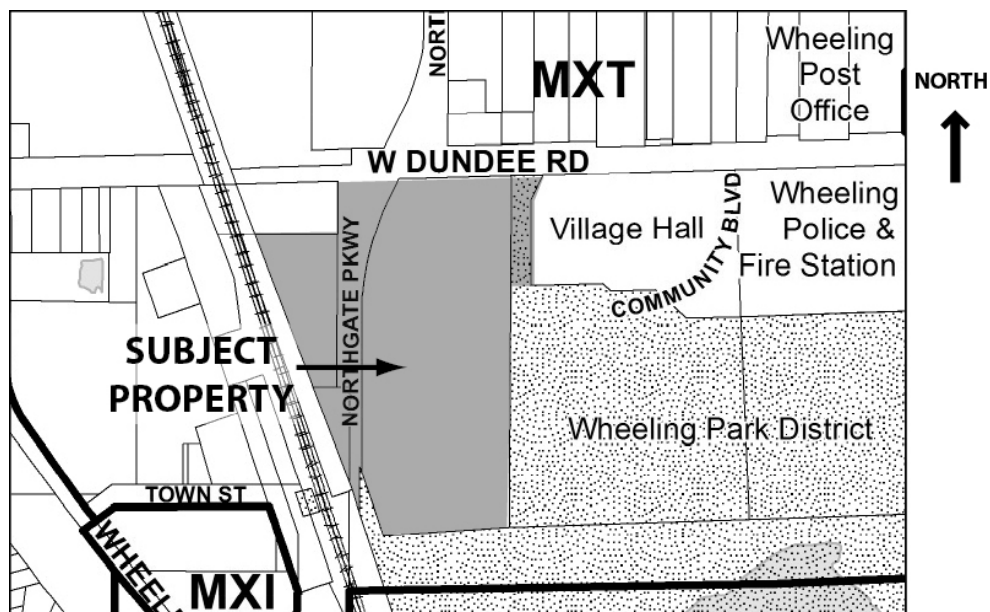
**RE:** **Docket No. 2019-3**  
**Meat & Potato Eatery**  
**403 W. Dundee Road**  
**Special Use Approval of a Sit-Down Restaurant**

**DATE OF REPORT:** January 2, 2019

**DATE OF MEETING:** January 10, 2019

**PROJECT OVERVIEW:** The petitioner requests special use approval for a sit-down restaurant to establish a new restaurant in vacant commercial space at 403 W. Dundee Road within the Wheeling Town Center.

**LOCATION MAP:**



**GENERAL PROPERTY INFORMATION**

<b><u>Applicant Name:</u></b>	Brad Friedman, The Lynmark Group
<b><u>Property Owner Name:</u></b>	WTC LLC
<b><u>Common Location:</u></b>	Building F, Wheeling Town Center
<b><u>Neighboring Property Land Use(s):</u></b>	North: Commercial West: Commercial

	South: Commercial East: Commercial
<b><u>Comprehensive Plan Designation:</u></b>	Transit-oriented mixed use
<b><u>Property size:</u></b>	13,026 sq. ft. (building) 4,000 sq. ft. (unit)
<b><u>Existing Use of Property:</u></b>	Vacant – Under construction
<b><u>Proposed Use of Unit:</u></b>	Sit-down restaurant
<b><u>Existing Property Zoning:</u></b>	MXT – Transit-Oriented Mixed Use District
<b><u>Previous Relevant Zoning Action on Property:</u></b>	
2016-20	Wheeling Town Center Final PUD, Ordinance No. 5033, passed October 17, 2016.
PC 18-10	Appearance Approval of Building F, approved May 24, 2018

### **DESCRIPTION OF PROPOSAL**

The petitioner is proposing a sit-down restaurant for the southern unit of Building F, which is identified on the approved Town Center Site Plan. The building is located to the south of the existing Burger King restaurant, and north of the CMX Theater. The full-service restaurant offers lunch and dinner menu items and will operate 10AM to 10PM daily. It is estimated that the restaurant will have 12 employees during the peak shifts on weekends.

### **SITE PLAN REVIEW**

**Site plan:** No changes are proposed to the existing site.

**Floor plan:** The floor plan indicates an approximate restaurant seating capacity for 104 customers within the indoor dining area, plus 6 seats at gaming terminals. No outdoor seating areas are identified on the floor plan.

**Total Number of Parking Spaces:** The updated parking study dated November 9, 2017 provided during the combination of Buildings F and G assumed the following:

<b>Parking Study Assumed Parking (11/9/2017)</b>			
<b>Unit Size</b>	<b>Seats</b>	<b>Employees</b>	<b>Required Parking</b>
3,500 sq. ft.	140	10	57

As proposed, the sit-down restaurant includes the following number of seats and corresponding required parking:

<b>Required Parking Per Floorplan</b>			
<b>Unit Size</b>	<b>Seats</b>	<b>Employees</b>	<b>Required Parking</b>
4,000 sq. ft.	104	12	47

Based on the above, the proposed sit-down restaurant will require 10 less parking spaces than originally anticipated, which the surrounding parking of the Town Center is adequate for the proposed use.

**Trash enclosure:** A common indoor trash enclosure room is provided for the proposed restaurant and the remainder of the Building F tenants, which is located at the rear (west) portion of the building.

**Lighting:** No changes are proposed to the exterior lighting on the site.

### **STANDARDS FOR SPECIAL USE**

Following are standards for special use with the petitioner's responses. (**Any staff comments are noted in bold.**)

1. State why the Special Use is necessary for the public convenience at the proposed location. (Explain how the proposed use will benefit residents, the neighborhood or the community-at-large.)

*“Meat & Potato Eatery will occupy 4,000 Sq Ft at the south end of Building F within the Wheeling Town Center. The format lies somewhere between a fast-food establishment and a fine dining experience. The food, atmosphere, style, and price point represent a new category within the current mix of eating establishments at the Town Center.”*

2. State how the special use will not alter the essential character of the area in which it is to be located. (Explain how the proposed special use is appropriate for the neighborhood or shopping center and how the overall character will not be affected by the special use.)

*“The vision of the Town Center has always been to provide the community with a central gathering place that would be surrounded by retail, restaurants, and entertainment. The Meat & Potato Eatery concept fits this characteristic, and will provide the entire community and nearby workers with a unique option for lunch. It will also service Metra commuters and nearby apartment dwellers with a convenient carry-out option for dinner. And lastly, it will be a great place for visitors of Heritage Park to stop in for a quick bite in between sporting events.”*

3. State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with and will not impede the normal, appropriate, and orderly development of the district in which it is to be located and the development of surrounding properties. (Explain how the proposed use will allow the surrounding area to develop appropriately. Is the use too large for the site? Will it be in a location on the lot that will cause conflicts with adjacent properties? Does the use create noise, odor, smoke, or light that will affect other properties?)

*“Building F, where Meat & Potato Eatery will be located, has already received approvals from the Plan Commission and the Board for the overall building appearance, building elevations, materials, landscaping, retail pad site plan, and overall site plan approval based on its functionality with the comprehensive Town Center project. We are only seeking approval for the tenant use and the interior floor plan.”*

**The proposed restaurant will occupy a tenant space with Building F, which has previously received site plan and appearance approval as part of the Wheeling Town Center Final PUD. There are no site plan or structure changes associated with this request, which will allow the remainder of the Town Center to develop as approved.**

4. State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof. (Explain how the proposed use will not prevent development on adjacent properties. Will the proposed use have a negative impact on existing adjacent land uses?)

*“The building, and its surrounding attributes, have already been approved. There are no adverse conditions that would prevent additional development within the Town Center or the neighboring properties.”*

5. State how the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and the development will not cause traffic congestion. (Is adequate parking provided? Is parking area visible from adjacent homes? Are the entrance and exit drives designed for safe access to the site? Will the special use generate so much traffic as to cause congestion? Will visitors to the special use access the site through residential streets?)

*“According to the parking study, parking will be available during the hours of operation, and employees will have the option to park on the top level of the garage at ONE Wheeling Town Center. Meat & Potato Eatery is also one of the only food tenants located in building F that will be open after 3pm, allowing its customers to park in the northwest quadrant open-surface parking lot at the Town Center without any concerns.”*

6. State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone. (Other than the special use listed in this application, the proposal must meet all other requirements of the Zoning Code. Note any other exceptions.)

*“The proposed use meets all zoning code regulations.”*

### **STAFF REVIEW**

**Fire Department Review:** The Fire Department has reviewed the plans and there are no conditions of approval at this time. As this is the first tenant of the unit space, the space will require modifications to the fire sprinkler and alarm systems, which the petitioner has been advised of these requirements to be confirmed at time of building permit review.

**Engineering Division Review:** The Engineering Division has reviewed the plans and has indicated there are no comments at this time.

**Health Division Review:** The Health Officer has reviewed the plans and has indicated that the standard dry storage and exterior grease basin requirements will need to be confirmed at time of building permit review.

**Impact on Adjacent Uses:** No significant impact is anticipated on adjacent uses.

**Staff Recommended Action:** Staff recommends approval of the special use for a sit-down restaurant.

**PROPOSED MOTIONS**

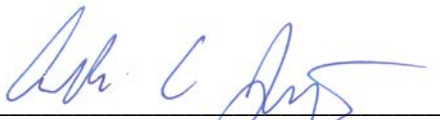
If the Plan Commission approves of the requested special use for a restaurant, the appropriate motion would be to:

**Recommend approval of Docket No. 2019-2,** to grant Special Use Approval as required under Chapter 19-05 Mixed use and Overlay Districts, Chapter 19-10 Use Regulations, and associated sections, in order to establish a sit-down restaurant in accordance with the following exhibits received December 11, 2018 to be located at 403 W. Dundee Road (Building F), Wheeling Illinois:

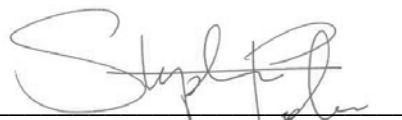
- Cover letter, and
- Floor plan.

And with the following condition of approval:

1. *Any additional conditions as determined at the hearing...*



Andrew C. Jennings, AICP  
Director of Community Development



Steve Robles, AICP  
Assistant Director of Community Development

**Attachments:**      [Cover Letter, received 12/11/2018](#)

[Site Plan, received 12/11/2018](#)

[Floor plan, received 12/11/2018](#)

## **Request for Special Use Permit for Meat & Potato Eatery**

The Wheeling Town Center obtained Final PUD approval in October 2016. The project included over 16 acres of land that would be developed into a mixed-use TOD with a 300 unit luxury apartment building, a 40,000 SF CMX movie theater and lounge, and 60,000 SF of other retail and restaurants. We have secured leases from City Works Eatery and Pour House, Starbucks, Inland Bank, Mia's Cantina, 312 Nail & Spa, The Learning Experience, Meat & Potatoes, and Eggsperience.

Meat & Potato Eatery signed a lease to occupy 4,000 Sq Ft at the southern end of Building F.

Building F has already received approval from the Plan Commission and the Board. The Lot has been deeded to the developer, foundations have been poured, and the building is currently under construction.

### **About Meat & Potato Eatery**

Ted and Andy Zatos came up with Meat & Potato Eatery in 2015 after spending 27 years in the food industry. The format lies somewhere between a fast-food establishment and a fine dining experience. Meat & Potato Eatery strives to offer a different experience from the contemporary lunch and dinner. They have a comfortable and hearty vibe, topped with home-style & moderately priced food.

The menu features traditional and specialty sandwiches, gyros, Italian beef, chicken kabobs, and potato prepared several ways. The signature dishes are delicious meat and potato bowls. They serve it with a variety of toppings, fries and steamed vegetables.

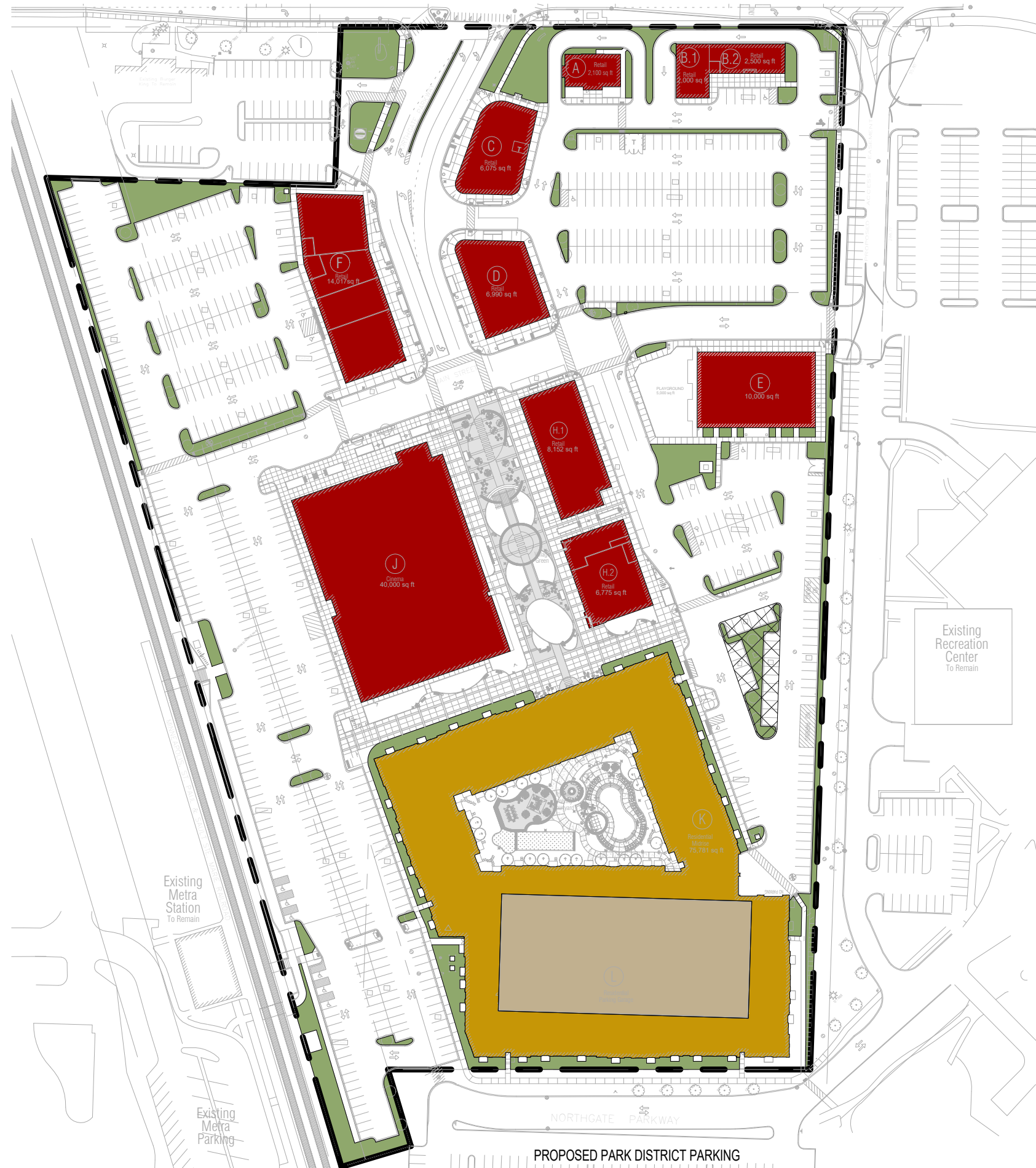
They also have a cozy dine-in area for customers to sit down and enjoy a meal. They also offer online delivery and carry-out service, and catering for large groups.

Anticipated Hours of Operation: 10am – 10pm daily

Estimated Number of Employees: 25-30 in total

Weekdays: 8-10 employees per day

Weekends: 10-12 employees per day



1 : 1500



Consultant

# WHEELING TOWN CENTER BUILDING F

Client/Owner/Project Address  
WTC, LLC  
4 EXECUTIVE BLVD.  
SUITE 400  
SUFFERN, NY 10901

Issue Drawing Log

2	10.12.18	ISSUE FOR CONSTRUCTION
1	08.08.18	PERMIT REVISIONS
0	07.09.18	PERMIT ISSUE

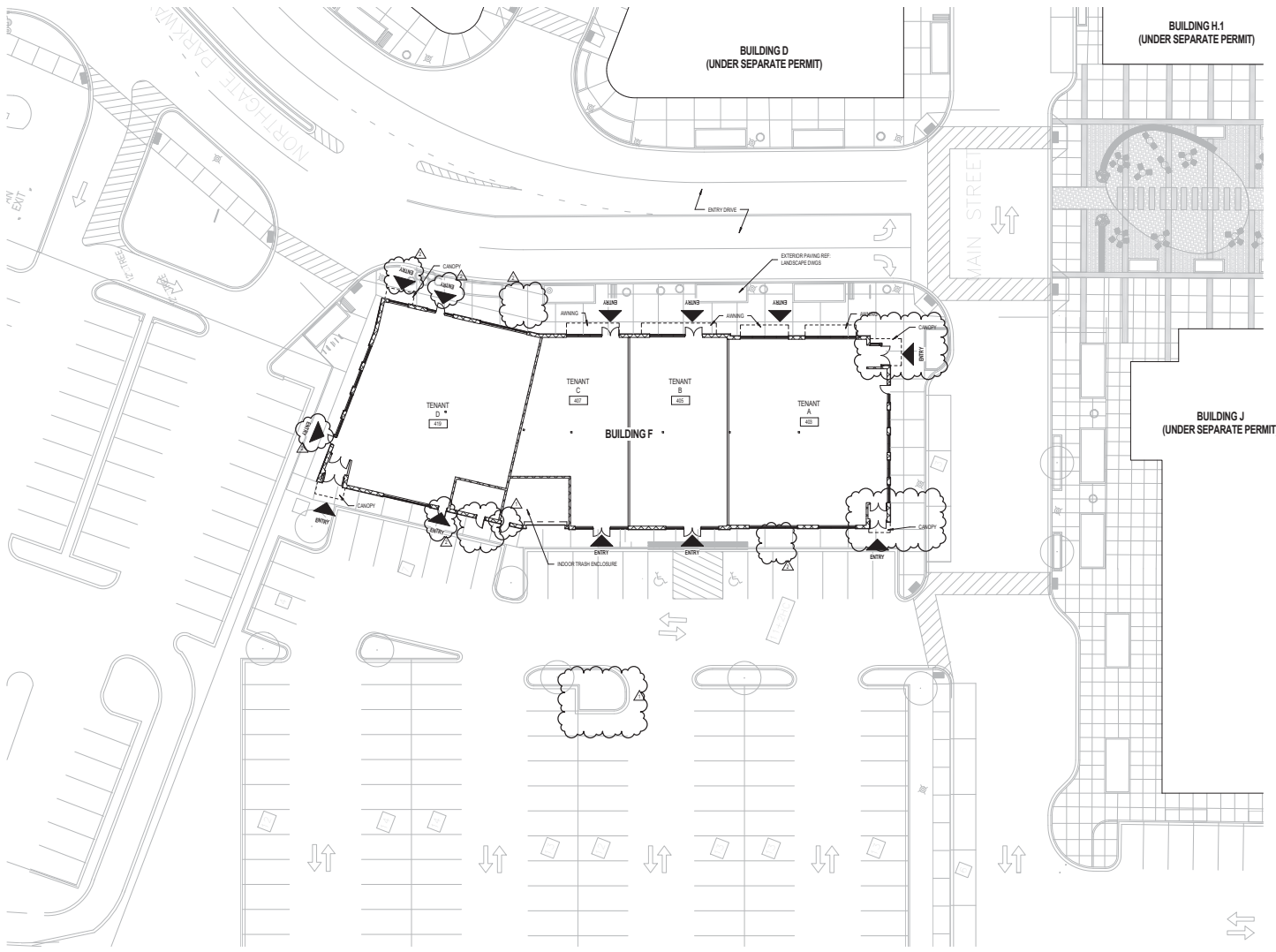
Best



Sheet Identification  
**ARCHITECTURAL  
SITE PLAN**

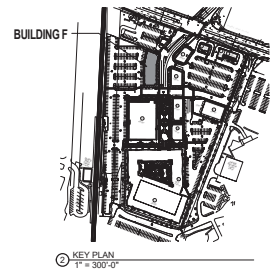
**AS-101**

- GENERAL NOTES**
1. BUILDING ELEVATION (SEE CIVIL DRAWINGS) 04/17
  2. REFER TO SHEET 04/17 FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, AND ABBREVIATIONS.
  3. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE 5-600 SERIES SHEETS.



\*NOTE: REFER TO CIVIL FOR SITE ACCESSIBLE ROUTE AND HARDSCAPE FOR SIDEWALK GRADING

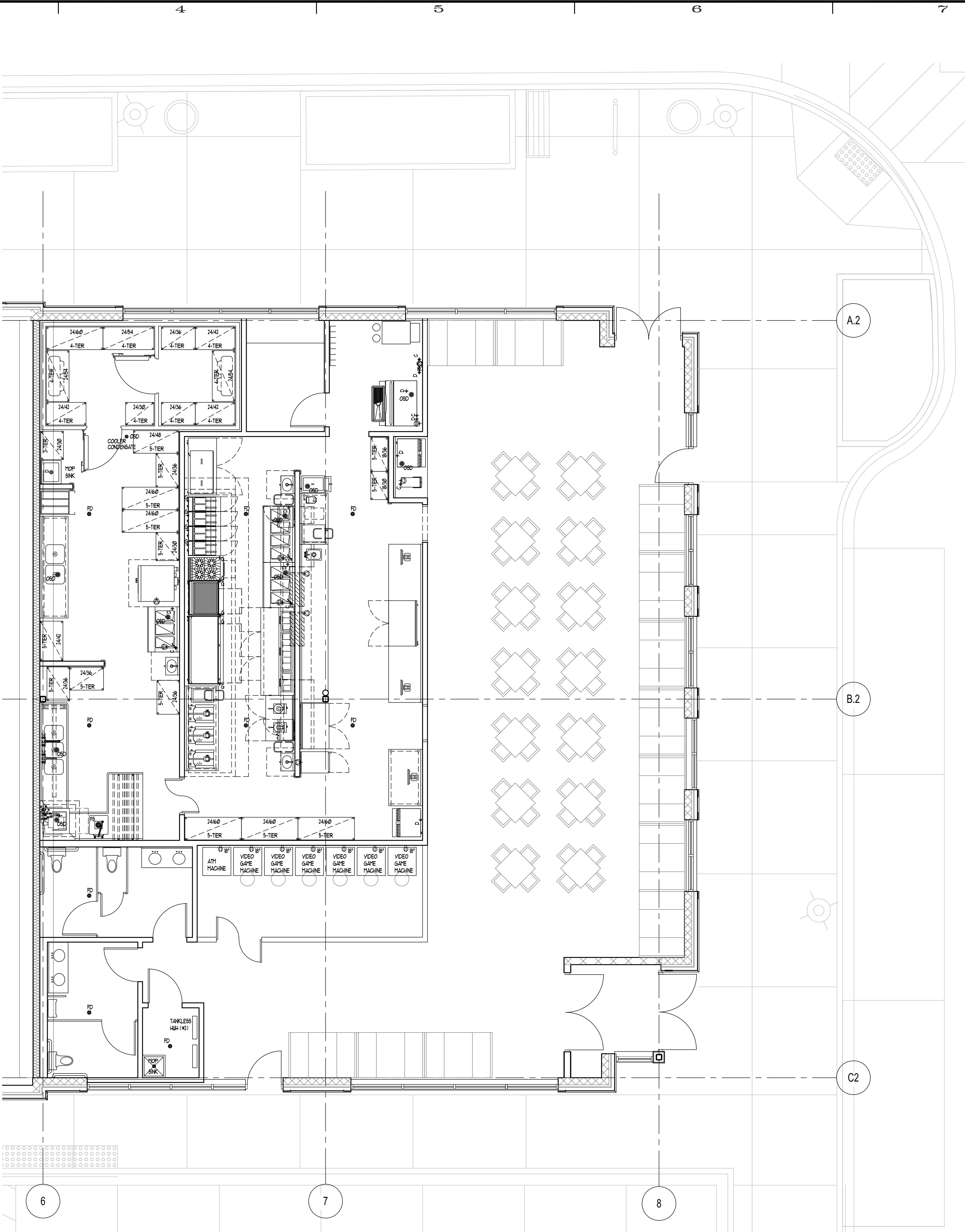
ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



TRUE PLAN  
NORTH NORTH



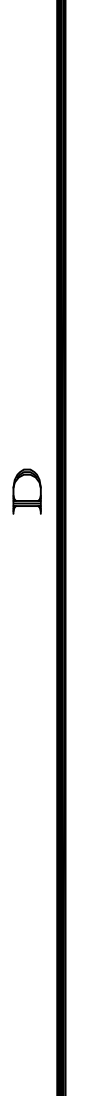
FINISH SCHEDULE	
DINING AREA FLOORING: KARDEAN VAN GOGH - BRACKEN VGL-1 (35 SF / CTN)	
UNDERCOUNTER PARTITION WALLS, RESTROOM HALLWAY (4 FT. HT.) WALLS BETWEEN WINDOWS (4 FT. HT.): LAY 1.0 mm PORT CHESTER OAK	
MAIN WALL BETWEEN GATING ROOM & WINDOWS: SMALL LEAF ACACIA HARDWOOD WALL PLANK PANEL (12" X 5.45") SKP 10002446	
GATING ROOM FACE WALL: LAY 1.0mm PORT CHESTER OAK	
GATING ROOM DOOR ENTRY: 18" X 3/4" OAK TRIM BEAMS, LOCABEAN STAIN W/ POLYCRYLIC CLEAR SATIN FINISH	
GATING ROOM SIDE WALL: WAL D306 NATURAL FIBER TILE SKP 100344654	
WALLS BETWEEN WINDOWS (ABOVE 4 FT.): POR 416 NEW YORK CHELSEA SKP 1000064903	
SERVICE AREA WALL: 4X6 RETRO WHITE GLOSSY SUBWAY TILE SKP 100093302	
GATING ROOM SIDE WALL: WAL D306 NATURAL FIBER TILE SKP 100344654	
RESTROOM WALLS (5 FT.): D224 SALVAGE PORCELAIN TILE SKP 10027142	
(ABOVE 5 FT.): TENARD'S NATIVE HICKORY FINISH	
RESTROOM 4 HALLWAY FLOORING: 12 X 24 CAMBERLAND CAFE CERAMIC TILE SKP 10019084	
KITCHEN FLOORING: COLONIAL RED QUARRY TILE SKP 100070881 COLONIAL RED COVE BASE SKP 100002959	
RESTROOM HALLWAY WALLS (ABOVE 4 FT.): BEST BEIGE PAINT	
KITCHEN WALLS: FRP 6-2	



NEW TENANT FIRST FLOOR PLAN  
CONSTRUCTION

1/4"=1'-0"

Received 12/11/2018

E		D	C	B	A	
CAD Drawing		 <b>J. Scott MackKay, Architect</b> Residential, Commercial, Industrial, Educational Architecture Interior, Virtual Modeling, Renewable resources and Alternative Energy Solutions email: <a href="mailto:chris@csmkay.com">chris@csmkay.com</a>	NEW TENANT FIRST FLOOR PLAN	TENANT IMPROVEMENT FOR IMP EATERS 300 E. 10TH AVE. RD. GLADSTONE HEIGHTS, IL 60039 WHEELING TOWN CENTER WHEELING, IL	NO. DATE REVISION	
Project Number	180008					
Sheet Number	A100					

**1. CALL TO ORDER**

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, December 20, 2018.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present were Commissioners Blinova, Johnson, Kalis, Powers and Ruffatto. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Ron Antor, Fire Inspector.

**4. CHANGES TO THE AGENDA**

Mr. Robles announced a change in the agenda. The petitioner for Docket No. PC 18-19, JV Global Services LLC requested that the docket be tabled from tonight's meeting to allow additional time to address the comments in the Staff Report.

**5. CITIZEN CONCERNS AND COMMENTS**

Commissioner Powers read the following statement.

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

From the audience, Ms. Lagori came forward for the gateway signage proposal. She suggested having signs at the corner of Dundee and Schoenbeck Roads and at Wolf and Palatine Roads since they were main entrances into the Village.

**6. CONSENT ITEMS**

- A) [Docket No. SCBA 18-55](#)  
Tracy's

18 W. Dundee Road  
Appearance Approval of a Wall Sign

- B)**     [Docket No. SCBA 18-56](#)  
          La Raza Dollar  
          859 W. Dundee Road  
          Appearance Approval of a Wall Sign

Chairman Ruffatto noted that the shopping center located at 859 W. Dundee Road was the shopping center the Village has had issues with in the past. He felt it would be very embarrassing if nothing gets cleaned up. He questioned what is in place to ensure that the façade gets cleaned up prior to another sign getting installed. Mr. Robles explained that the Staff Report for the item includes a condition that the façade must be fully cleaned and restored prior to installation of the sign as well as the Village's sign permit also has the same requirement that is acknowledged by the applicant of the sign permit. Between the pending approval tonight by the Plan Commission as well as the permit conditions, Staff has the necessary ability to work with the tenant and landlord to make sure the façade is cleaned and restored. Before the petitioner receives the sign permit, they will have to demonstrate that they have addressed the condition of approval.

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the following consent items.

**Approve Docket No. SCBA 18-55** to grant appearance approval of the wall sign, as shown on the following exhibits dated October 23, 2018 by Signs3, Inc., for Tracy's Bistro located at 18 W. Dundee Rd, Wheeling, Illinois:

- South façade wall sign plans (3 sheets total)

**Approve Docket No. SCBA 18-56** to grant appearance approval for the wall sign in accordance with the sign plan submitted December 3, 2018 by American Sign, on behalf of La Raza Dollar, located at 859 W. Dundee Road, Wheeling, Illinois, and subject to the following condition of approval:

1. Prior to sign installation, the façade shall be repaired, power-washed and painted.

On the roll call, the vote was as follows:

AYES:           Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS:           None  
ABSENT:        Commissioner Creech  
PRESENT:       None  
ABSTAIN:       None

There being five affirmative votes, the motion was approved.

**7. ITEMS FOR REVIEW**

- A) [Docket No. 2018-30](#)  
House of Rental  
318 N. Milwaukee Avenue  
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside  
Display or Storage

See Findings of Fact and Recommendation for Docket No. 2018-30.

Commissioner Kalis moved, seconded by Commissioner Powers to continue Docket No. 2018-30 to February 14, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

After further discussion, the petitioner wanted to change the date to February 28<sup>th</sup>, so a new motion was required.

Commissioner Powers moved, seconded by Commissioner Kalis to continue Docket No. 2018-30 to February 28, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)**     [Docket No. 2018-31](#)  
          Kelly's Café  
          30 W. Dundee Road  
          Special Use-Site Plan Approval of a Sit-Down Restaurant

See Findings of Fact and Recommendation for Docket No. 2018-31.

Commissioner Powers moved, seconded by Commissioner Blinova to continue Docket No. 2018-31 to January 10, 2019.

On the roll call, the vote was as follows:

AYES:       Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS:       None  
ABSENT:     Commissioner Creech  
PRESENT:    None  
ABSTAIN:    None

There being five affirmative votes, the motion was approved.

- C)**     [Docket No. 2018-29](#) (Continued from December 6, 2018 hearing)  
          Express Auto Title Loans  
          353 N. Milwaukee Avenue  
          Special Use-Site Plan Approval of a Short-Term Lending Facility

See Findings of Fact and Recommendation for Docket No. 2018-29.

Commissioner Johnson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2018-29, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Short Term Lending Facility in accordance with the following exhibits submitted by Express Auto Title Loans, to be located at 353 N. Milwaukee Avenue, Wheeling, Illinois:

- Project description, received October 25, 2018,
- Cover letter, received December 12, 2018,
- Floor plan, received December 12, 2018, and
- Landscape plan, received December 12, 2018.

And with the following conditions of approval:

1. Prior to occupancy, the man doors on the north and south building facades and the bollards surrounding the building shall be painted;
2. The trash enclosure shall be removed and the pavement below shall be repaired no later than April 30, 2019;
3. A new Certificate of Occupancy is required; and



4. All existing commercial vehicles shall be removed from the site.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Ruffatto  
NAYS: Commissioner Powers  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No 2018-29.  
The motion was approved by a voice vote.

- D)**     [Docket No. PC 18-19](#)  
          JV Global Services LLC  
          150 Abbott Drive  
          Minor Change to Approved Site Plan

Commissioner Powers moved, seconded by Commissioner Johnson to table Docket No. PC 18-19.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- E)**     [Docket No. SCBA 18-57](#)  
          Village of Wheeling  
          Appearance Approval of Gateway Freestanding Signs

Mr. Robles announced that Staff was seeking appearance approval for the new design of the Village's gateway signs to replace the existing signs through the Village. The gateway sign design was first presented to the Commission during a workshop in the spring of 2017 and then in the fall. The proposed final design continues the progression from the previous drawings and have been refined into two design options. Both options continue with the 8' diameter wheel to serve as the base of the sign structure with a single face sign panel attached to the front. The difference between the two options, is the primary appearance of the wheel. Option A is a darker version and Option B is a lighter version. Option A has a darker material finish called corten



steel and has an oxidized finish to create a bronze appearance. It is a new material being proposed for the signs which was suggested by the Village's sign contractor. The previous proposed dark color scheme was a painted bronze finish, the proposed is a natural oxidized finish of the metal material. It is the same material as used on the signs at Friendship Park.

The lighter finish design of Option B is a stainless steel option that creates a lighter finish. There will also be a new landscape design for the signs that focuses on low maintenance materials with decorative grasses, shrubs and limestone with a mulched area. This allows the landscaping to be varied between the various signs. There is a singular deluxe landscaping plan and will be utilized for sign number 4 which is located in the median on Milwaukee Avenue south of Lake Cook Road near the Westin Hotel. It is also low maintenance but includes a larger quantity of plantings. There are 12 total signs located in key areas of the Village. Staff is also exploring the possibility of a 13<sup>th</sup> sign but is working on some logistics with that location. The final location will most likely not be finalized until after the sign design package is approved. The 13<sup>th</sup> sign would be identical to all the other signs with no new features so would not need to return for appearance review. The sign would be located at the western entrance of West Dundee.

Mr. Robles stated that Staff prefers Option A based on the appearance and durability of the steel material but is open for Plan Commission discussion.

Mr. Brian Newton, Parvin-Clauss Sign Company, Carol Stream, IL came forward. He stated they worked with the Village of Wheeling in the past and installed the sign outside of Village Hall 10 years ago. He was pleased that Staff had chosen the corten steel since he personally feels it is a better look and more authentic. The rusting will stop after a number of years. The material has been around a long time but hasn't been used in an architectural setting. It will give a contrast and will have illumination. The corten steel is a more affordable option compared to stainless steel. He explained the stainless steel would look great on day one but would dull out over the course of time. It would require polishing and more maintenance. The corten steel will naturally weather.

Chairman Ruffatto wants to hear the Commission's preference regarding the options and any other comments.

Commissioner Powers is in favor of option A and was glad to hear about the possibility of a sign located at Dundee and Schoenbeck.

Commissioner Powers questioned if the outer side had a black stripe. Mr. Newton confirmed it would be a fabricated material, all material would be corten.

Commissioner Blinova is in favor of option A.

Commissioner Johnson is in favor of option A. He questioned if the spokes were narrower. Mr. Newton confirmed it would have a three dimensional effect.

Commissioner Johnson asked for a description of the lighting. He thought the night view looked different between options A & B. Mr. Newton confirmed the illumination was for just the word Wheeling. The intent is for individual reverse lit channel letters. The light will be on the

background. There will also be spotlights to show the entire wheel at night.

Commissioner Kalis asked if the population number was removed from the sign. Mr. Newton explained it was eliminated in a meeting trying to minimize the amount of exterior copy. Commissioner Kalis questioned if it would be advertised elsewhere in the Village. Mr. Robles explained he understood it was being removed from the gateway signs since it is not a requirement.

Commissioner Kalis is excited about the possibility of the 13<sup>th</sup> sign on West Dundee.

Chairman Ruffatto is in favor of option A.

In reply to Chairman Ruffatto's question, Mr. Newton confirmed the ground lighting is LED. Chairman Ruffatto referred to the issue of snow covering the lights since they don't burn off like incandescent lights. Mr. Newton explained most of the newer external illumination with the spot lights had a protective coating on top of them. He did not think there would be a problem for a majority of the lights. Mr. Robles explained the wheel would still be illuminated.

Chairman Ruffatto questioned if sign number 10 near Chicago Executive Airport currently existed. Mr. Robles confirmed it existed but was recently hit.

Chairman Ruffatto questioned if a sign at Palatine and Wolf Roads had been explored. Commissioner Johnson noted that that area was actually located in Prospect Heights. Chairman Ruffatto requested that the area be looked into for a gateway sign.

Commissioner Johnson moved, seconded by Commissioner Powers to approve Docket No. SCBA 18-57 to permit the installation of twelve gateway freestanding signs in accordance with the Gateway Sign Package, prepared by Parvin-Clauss Sign Company, 4 sheets total, last revised November 29, 2018, for the Village of Wheeling, and with the following conditions of approval:

1. Fabrication and installation shall be subject to final approval of the Village Board;
2. The signs shall be fabricated using design Option A (corten steel wheel support structure); and
3. Additional signs matching the approved design package may be fabricated and installed without further appearance approval.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

**8. APPROVAL OF MINUTES - [December 6, 2018](#) (including Findings for Docket Nos. 2018-28, 2018-29, and 2018-24A&B)**

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated December 6, 2018 as presented. The motion was approved by a voice vote.

**9. OTHER BUSINESS**

**A) Approval of the [2019 Plan Commission Meeting Calendar](#)**

Commissioner Johnson moved, seconded by Commissioner Kalis to approve the 2019 Plan Commission Meeting Calendar.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Johnson mentioned there was a for sale sign on the Kmart property.

Commissioner Blinova referred to Jimenez's covered window and asked if something could be done about it. Chairman Ruffatto explained all of their windows were covered and it was probably in violation. Mr. Robles will contact property maintenance.

Commissioner Kalis was excited to see the signage for Wheeling Town Center.

Commissioner Kalis referred to the new signage in Buffalo Grove for a strip mall. He questioned if there was a process to help owners of strip malls to reface facades. Chairman Ruffatto explained the program was the façade improvement program. Commissioner Kalis liked that the center was now clean, and he suggested that Wheeling do something similar. Chairman Ruffatto explained the program was available for strip centers, but the owners have to want to do it. Commissioner Kalis questioned if the owners could be encouraged. Mr. Robles explained there were grants available, but the property owners need to apply for it. Old Munich Inn received façade improvement grant money. Mr. Robles agreed to see if there was a way to communicate the program better.

Chairman Ruffatto mentioned he had spoken to a gaming café owner and he agreed that the owners prefer to be surrounded by other gaming locations.

**10. ADJOURNMENT**

Commissioner Powers moved, seconded by Commissioner Blinova to adjourn the meeting at 8:08 pm. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

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Steve Powers, Secretary  
Wheeling Plan Commission

**DRAFT FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-29](#)  
Express Auto Title Loans  
353 N. Milwaukee Avenue  
Special Use-Site Plan Approval of a Short-Term Lending Facility

Express Auto Title Loans, contract purchaser, seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a short-term lending facility at 353 N. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

Chairman Ruffatto called Docket No. 2018-29 on December 20, 2018. Present were Commissioners Blinova, Johnson, Kalis, Powers and Ruffatto. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

Mr. Roman Zilber, business owner, 251 East Dundee Road was present and sworn in.

Mr. Zilber explained they will keep the color of the building as is until weather permitting. They will remove the trash enclosure and will resurface the area. For now, they will keep the trash inside the building. He referred to the landscaping and confirmed the bushes were not located on their property and were owned by IDOT. They will prune them and make them look nice.

In reply to Chairman Ruffatto's question, Mr. Zilber confirmed at this time they would just have a couple of desks in the building.

Commissioner Kalis questioned if the business was required to have an outdoor trash container. Mr. Robles confirmed that with the proposed use most likely the trash would be paper and low volume and could be treated similar to other small offices/residential. Mr. Zilber agreed to return for a future use if needed. Mr. Robles confirmed they would need to return to the Plan Commission for approval for an exterior trash container.

Commissioner Blinova questioned if they would park any repossessed cars in their lot. Mr. Zilber explained they used a repossess company, so they would not be parking any cars in their lot.

Commissioner Powers questioned how they would display the required rates and fees. Mr. Zilber was not aware of the Code but agreed to display them. He questioned if there was a specific size required. Mr. Robles explained there wasn't a specific size required. Staff will work with the petitioner to allow signage within the window signage regulations. Chairman Ruffatto questioned if it needed to be displayed in the window. Commissioner Johnson was not in favor of displaying it in

the window. Mr. Robles confirmed it could also be displayed inside. Chairman Ruffatto asked the petitioner to work with Village Staff.

Commissioner Powers questioned the type of condition being added that would trigger the building having to be repainted. Mr. Robles explained there wasn't a trigger other than the owner deciding whether or not he wants to paint it. Commissioner Powers questioned if it would be addressed if another use came in at the same property. Mr. Robles explained if exterior changes were being made that would require a new door/windows that would need to return to the Plan Commission. Commissioner Powers questioned if the building color would remain as is until the business owner decided to change it. Mr. Robles explained it would remain as is unless the paint became a property maintenance violation. The color scheme is subject to the property owner.

Commissioner Powers questioned how the trash enclosure would be handled if another use came in with a lot more trash. Mr. Robles explained if the use required a Special Use it would go in front of the Plan Commission. If it was a permitted use that required a trash enclosure, the trash enclosure would still need to go in front of the Plan Commission for an appearance review.

Commissioner Powers questioned if anything was being done about the unsightly monument sign. Chairman Ruffatto noted the petitioner had not come for sign approval. Commissioner Powers questioned what would happen to the sign if the proposed gets approved. Mr. Robles explained any new signage would need to come before the Plan Commission for approval. Commissioner Powers expressed concern that if the proposed gets approved the petitioner may not come in for a new sign. He is not in favor of the existing monument sign. Mr. Zilber stated that he was replacing the name but not the sign. Chairman Ruffatto explained the sign would need to be repainted and maintained. Mr. Zilber agreed to do it.

Chairman Ruffatto referred to the non-permitted box-style wall sign. The Village Code does not allow can signs. Mr. Zilber understood.

Commissioner Johnson asked about the trash enclosure. Mr. Zilber explained he would try to remove it right now and will fix it when the weather permits. It is asphalt underneath with dirt on top of it. Chairman Ruffatto suggested adding a condition that it gets cleaned up by the spring. Mr. Zilber agreed.

Commissioner Johnson wants a condition to paint the exterior man doors on the north and south sides. Mr. Zilber confirmed he was planning to paint it.

Chairman Ruffatto referred to the parked trucks from Horcher and a AAA truck. He questioned if the trucks were going to remain. Mr. Zilber confirmed he had no agreement with Horcher and/or AAA. Mr. Robles explained if there was no agreement, the stored vehicles would need to be removed. They would need a Special Use for outdoor storage of the vehicles.

Commissioner Johnson questioned if the petitioner was fixing all of the pavement or just fixing the potholes and the trash enclosure. Mr. Robles explained it was written that only what is below the trash enclosure shall be repaired. There is a comment from Engineering that states the potholes within the parking lot should be repaired but it would be part of permitting the site. Chairman Ruffatto referred to the picture that showed the pavement in bad shape but understood it was located



in an area without much traffic, so he was OK with it.

Commissioner Johnson moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2018-29, Special Use-Site Plan Approval as required under Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, to permit a Short Term Lending Facility in accordance with the following exhibits submitted by Express Auto Title Loans, to be located at 353 N. Milwaukee Avenue, Wheeling, Illinois:

- Project description, received October 25, 2018,
- Cover letter, received December 12, 2018,
- Floor plan, received December 12, 2018, and
- Landscape plan, received December 12, 2018.

And with the following conditions of approval:

1. Prior to occupancy, the man doors on the north and south building facades and the bollards surrounding the building shall be painted;
2. The trash enclosure shall be removed and the pavement below shall be repaired no later than April 30, 2019;
3. A new Certificate of Occupancy is required; and
4. All existing commercial vehicles shall be removed from the site.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Ruffatto  
NAYS: Commissioner Powers  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being four affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Johnson to close Docket No 2018-29. The motion was approved by a voice vote.

Respectfully submitted,

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Jim Ruffatto, Chairman  
Wheeling Plan Commission/  
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 01.04.2019  
FOR APPROVAL ON 01.10.2019**

**DRAFT FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-30](#)  
House of Rental  
318 N. Milwaukee Avenue  
Special Use-Site Plan Approval of Tool/Equipment Rental Facility with Outside Display or Storage

House of Rental, lessee, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a Tool/Equipment Rental Facility with Outside Display or Storage at 318 N. Milwaukee Avenue, which is zoned B-3 General Commercial and Office District.

Chairman Ruffatto called Docket No. 2018-30 on December 20, 2018. Present were Commissioners Blinova, Johnson, Kalis, Powers and Ruffatto. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

Mr. Robles reported that Staff recently discovered that the existing business did not have the zoning approvals for the outdoor storage and display area since the business received the original Special Use in 1982. The Special Use was for an equipment rental service. To correct the violation, the applicant is now seeking the Special Use-Site Plan approval tonight for the tool and equipment facility with the outdoor storage or display area. From Staff's perspective, the use will generally continue as it has been since the 1982 Special Use approval.

Mr. Chris Wright, owner of House of Rental. 318 North Milwaukee Avenue, Wheeling was present and sworn in.

Mr. Wright felt it was an oversight recently brought to their attention. He provided updated drawings and site plans to make sure they were doing their business correctly.

Mr. Robles stated Staff received a revised site plan this evening to address the comment from the Fire Department's review regarding access between the detached garage and parking spaces just north of the large warehouse area. With the new revised plan, the petitioner has indicated there will be a 20' spacing between the corner of the garage and the noted space. It is achieved by the removal of a parking stall so there will be 2 spaces versus the previous 3 spaces. Staff believes it has addressed the concern, but the Commission may want to consult with Mr. Antor. Typically, Staff does not like to see last minute submittals of plans but in this case, it addresses the concern that was raised so therefore, they have presented it to the Plan Commission.

Mr. Antor confirmed he received it late in the afternoon and had discussed it with the petitioner. The Fire Department is agreeable to the plan as presented.

Commissioner Powers questioned if the front parking lot would be restriped and/or seal coated. He questioned if the parking spaces were located on the north end. Mr. Wright explained on the north end of the lot, there were four spaces which were used for equipment or cars. Commissioner Powers questioned if there were six or seven spaces. Mr. Robles explained the customer parking area is primarily located in the front of the building which is on the east side of the building off of Milwaukee Avenue. He believes there is an ADA space in the back behind the gated area and two along the north side located in front of the gate.

Commissioner Powers asked about their plans for the landscaping in the front. Mr. Wright explained they were going to plant three junipers and mulch around the bush.

Commissioner Powers questioned the location of the equipment display area on the northeast corner of the site. Mr. Wright explained they would display equipment in the north end of the parking lot or behind the fence. All of the equipment in the display gets brought in at night.

Commissioner Powers questioned if there was a condition related to the striping of the parking lot. Mr. Robles confirmed there was no condition other than the Fire Department's condition which had been resolved.

Commissioner Johnson questioned if Mr. Antor was happy with the proposed access. Mr. Antor confirmed it provided enough space to get apparatus into the back area where the vehicles were stored if needed.

Commissioner Blinova questioned if they rent blowup party equipment at their Wheeling location. Mr. Wright explained all of their deliveries were done out of their Skokie location. He confirmed that Wheeling was a pickup location so customers don't typically pick up the large inflatables. They do pick up anything that fits in their vehicle. He confirmed they would not display any inflatables at their Wheeling location.

Chairman Ruffatto expressed concern about the fencing along the Strong Street side and the fencing around the entire property. He wants to see everything hidden. He also mentioned there was a house located behind their property without any shrubbery. He wants to see a new fence from Strong Street through the back and then the north side. He wants the perimeter cleaned up. He questioned the maximum height of a board-on-board fence. Mr. Robles stated the maximum height for the proposed use was 8'. He referred to an existing variation for the property that was granted in 1994 to allow the fence to be on Strong Street and to be allowed to be in the front yard setback. The variation did not specify a height, but per Code, the fence height could be 8'. Staff has a concern about an 8' tall fence since the fence is located adjacent to the sidewalk and could visually look like a large barrier to pedestrians walking along the sidewalk. Staff felt a 6' high fence would create a friendlier environment and then could increase to and 8' height.

Mr. Wright stated that the approach on Strong Street has quite a bit of landscaping. He has not had any complaints from the neighbor behind the building, so they haven't addressed anything. Chairman Ruffatto felt it would enhance the property. Mr. Wright felt the landscaping along Strong was sufficient for the site. Chairman Ruffatto explained that he wanted the current chain link fence removed and replaced with a 6' wood fence along Strong Street and then going up to 8' along the rear property and then adjacent to the next property. He wants a wood board-on-board cedar fence around the entire property in order to be consistent and for aesthetics. Mr. Wright suggested discussing other options. Chairman Ruffatto agreed to take a poll. The docket would need to be continued to discuss/approve other options.

Chairman Ruffatto took a poll regarding requiring a new cedar board-on-board fence.

Commissioner Johnson: Wants to improve the fence

Commissioner Blinova: Wants to see other fence options

Commissioner Powers: Wants something done with the fence, open to discussing other options

Ms. Milluzzi questioned if a concern for a new fence was also for screening. Chairman Ruffatto confirmed the concern was for screening and aesthetics. He was not in favor of a chain link fence with slats or mesh. He felt the fence was probably 30 years old.

Chairman Ruffatto explained the docket would need to be continued if the petitioner wanted to explore other options. Mr. Wright confirmed they would review options.

Commissioner Kalis moved, seconded by Commissioner Powers to continue Docket No. 2018-30 to February 14, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto

NAYS: None

ABSENT: Commissioner Creech

PRESENT: None

ABSTAIN: None

There being five affirmative votes, the motion was approved.

After further discussion, the petitioner wanted to change the date to February 28<sup>th</sup>, so a new motion was required.

Commissioner Powers moved, seconded by Commissioner Kalis to continue Docket No. 2018-30 to February 28, 2019.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto  
NAYS: None  
ABSENT: Commissioner Creech  
PRESENT: None  
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Respectfully submitted,

---

Jim Ruffatto, Chairman  
Wheeling Plan Commission/  
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 1/4/2019  
FOR APPROVAL ON 1/10/2019**

**DRAFT FINDINGS OF FACT  
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2018-31](#)  
Kelly's Café  
30 W. Dundee Road  
Special Use-Site Plan Approval of a Sit-Down Restaurant

Kellys Cafe, LLC, lessee, is seeking Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Commercial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, and associated sections, in order to establish a sit-down restaurant at 30 W. Dundee Road, which is zoned B-3 General Commercial and Office District.

Chairman Ruffatto called Docket No. 2018-31 on December 20, 2018. Present were Commissioners Blinova, Johnson, Kalis, Powers and Ruffatto. Commissioner Creech was absent with prior notice. Also, present were Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney and Mr. Ron Antor, Fire Inspector.

Mr. Robles stated the Staff Reports and submittals of the petitioner were part of the public record.

Mr. Robert Stanbolick, 30 W. Dundee Road and Mr. Anthony Shea were present and sworn in.

The petitioner explained they wanted to put in a café. Mr. Robles explained the parking requirements exceeded the amount of parking allocated to the unit, so they reduced the number of seats.

From the audience, Mr. Samuel Bobby, 18 West Dundee Road, Wheeling came forward. His firm represents the Tracy brand (Docket 18-55). They are located at 20 locations throughout the State of Illinois and are considered one of the best brands in gaming. They are located approximately 3 doors down from the proposed business and expressed a concern that it would hurt their position. They have spent approximately \$150,000 in setting everything up and are still in the permitting process. They don't know the owners of the proposed business but have a concern because of the proximity on the same frontage. They felt it would be detrimental to them but would probably hurt both businesses.

Commissioner Johnson explained the Commission was aware of the close proximity to the other business and mentioned there were a lot of other gaming cafes in town. He questioned what made the proposed business unique. Mr. Stanbolick explained it was a café setup within a 1,000-1,500 square feet. He felt it was unique because they build their locations with the best quality.



They enjoy being close to other gaming businesses since he believes competition is good for business.

Commissioner Johnson asked about the food. Mr. Stanbolick stated they would serve light pastries and the basics. They want to serve the customers demand.

Commissioner Johnson had an issue with calling the business a sit-down restaurant when there were no tables and just a bar with five gaming machines. Mr. Robles explained the difference between the definition of a sit-down restaurant as opposed to a tavern is that the sales of alcohol in a tavern has to be greater than the sales of the food items. He explained that calling the proposed business a tavern would not address the definition of tavern by zoning standards. It is a sit-down restaurant because of the way the use was being presented. It is a restaurant with food offerings.

Commissioner Kalis appreciated the 3D drawing but noted it didn't match the schematics.

Commissioner Kalis didn't see how the proposed café was unique. Mr. Stanbolick stated that everything would be first class. Commissioner Kalis had a difficult time in determining what was unique.

In reply to Commissioner Blinova's question, the petitioner confirmed there would be 5 machines.

Chairman Ruffatto questioned if there would be screening for the machines. He mentioned that most of the cafes have the games located in the back and the food in the front with a couple of tables. He did not like the look since they didn't have any screening. Mr. Stanbolick offered to change it to whatever the Commission wanted. He agreed to swap the food area and the front but couldn't swap the restrooms. New drawings would need to be provided. Chairman Ruffatto didn't want something to change between now and the Village Board. Mr. Shea agreed to change the bar to the front with the machines in the middle. Chairman Ruffatto agreed it would be preferable to him.

Commissioner Powers mentioned that in the previous cafes, the gaming was always screened and located toward the middle of the unit with the seating and the food toward the front. He wanted to see the same for the proposed. Mr. Stanbolick confirmed it was not a problem to change it.

Chairman Ruffatto asked the Commission if they agreed with changing the interior.

Commissioner Kalis agreed.

Commissioner Powers agreed.

Commissioner Blinova agreed.

Commissioner Johnson agreed.

Chairman Ruffatto explained the docket needed to be continued. The petitioner agreed to continue the docket to January 10<sup>th</sup>.

Commissioner Powers questioned if the petitioner was aware the property needed to be sprinklered. The petitioner was aware of the requirement.

Commissioner Powers questioned if they had any other locations in the Chicago area. Mr. Stanbolick stated they had one opened in Roselle and they were building one in Oakbrook Terrace and Glendale Heights.

Commissioner Powers questioned if they had televisions in their establishments and questioned if the proposed had a similar layout as their other locations. Mr. Stanbolick confirmed they would have televisions near the bar. Their other locations were different sizes. This one is smaller but would have at least one television.

Commissioner Powers questioned why the chose this location. Mr. Stanbolick thought it would be a great location and he was from the area. He also mentioned that machines do great in the area.

Mr. Stanbolick explained if they had room, they would have one or two small couches.

Chairman Ruffatto asked the petitioner to consider using a wall to provide separation.

Commissioner Powers moved, seconded by Commissioner Blinova to continue Docket No. 2018-31 to January 10, 2019.

On the roll call, the vote was as follows:

AYES:	Commissioners Blinova, Johnson, Kalis, Powers, Ruffatto
NAYS:	None
ABSENT:	Commissioner Creech
PRESENT:	None
ABSTAIN:	None

There being five affirmative votes, the motion was approved.

Respectfully submitted,

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Jim Ruffatto, Chairman  
Wheeling Plan Commission/  
Sign Code Board of Appeals

**DISTRIBUTED TO THE COMMISSION 1/4/2019  
FOR APPROVAL ON 1/10/2019**